

COUNCIL
AGENDA

SEP 6, 1977

THE COUNCIL OF
THE CORPORATION OF THE CITY OF MISSISSAUGA

A G E N D A

TUESDAY, SEPTEMBER 6, 1977, 9:30 A.M.

CITY COUNCIL CHAMBERS

1 CITY CENTRE DRIVE, MISSISSAUGA, ONTARIO

Prepared by: Clerk's Department
Date: August 31, 1977
Time: 2:00 P.M.

NOTE: If the items are changed in any way,
you will be advised prior to the
commencement of the Meeting by the
Mayor.

COUNCILLORS AND COMMITTEE MEMBERS ARE REQUESTED TO CONTACT
THE APPROPRIATE DEPARTMENT HEADS PRIOR TO THE MEETING IF GREATER
EXPLANATION OR DETAIL IS REQUIRED WITH REGARD TO ANY ITEM ON THE
AGENDA.

-8 m H.
Reviewed by
Acting City Manager

1. THE LORD'S PRAYER

2. MINUTES OF COUNCIL MEETINGS: August 15, 1977

3. PRESENTATIONS

(a) FILE 71-77 - STAFF SUGGESTION AWARDS PROGRAM

Mayor Searle will present a cheque to James Shaen of the Transit Department for his suggestion that:

"A standard form of showcard on which a variety of short, punchy messages for the transit passengers may be imprinted."

The suggestor also indicated a showcard design and listed the advantages of the scheme.

4. DEPUTATIONS

(a) FILE 83-77 - COUNCIL GENERAL

Mr. Paul Faure of Capetown, South Africa will appear before Council to bring greetings from Mayor John Tyers of Capetown, South Africa.

(b) FILE 4-77 - BUILDING DEPARTMENT

Mr. Albert Elias President of Elias Bros. Construction Limited, will appear before Council to request a foundation building permit for a new industrial building to be located at 5900 Ambler Drive.

(c) FILE 83-77 - COUNCIL GENERAL

Mr. F. Lacka of Kelton Lacka Ruddock Architects-Planners, will appear before Council to request that the Commissioner of Planning be delegated the authority to approve the site plan for cluster housing units to be located in Neighbourhood 3, Meadowvale West on Treviso Court.

PAGE 2
September 6, 1977

5. PUBLIC QUESTION PERIOD

6. CORRESPONDENCE

- (a) INFORMATION ITEMS - I-1 to I-25
- (b) ITEMS REQUIRING DIRECTION - Nil

7. NOTICES OF MOTION

8. REPORTS FROM MUNICIPAL OFFICERS - Attachments R-1 to R-8

R-1 - FILE 66-77 - DIVISION OF LAND

Report dated August 24, 1977, from Mr. B. Wilkinson, Property Agent, with respect to the cash payment in lieu of the 5% land dedication in connection with Application "B" 134/77-M, Kamato Holdings Limited, Part of Lot 4, Conc. 3, E.H.S., being an industrial lot located on Ambler Drive. To be received. Resolution Available.

R-2 - FILE 66-77 - DIVISION OF LAND

Report dated August 23, 1977, from Mr. B. Wilkinson, Property Agent, with respect to the cash payment in lieu of the 5% land dedication in connection with Application "B" 133/77-M, Kamato Holdings Limited, Part of Lot 4, Conc. 3, E.H.S., being an industrial lot located on Ambler Drive. To be received. Resolution Available.

R-3 - FILE 66-77 - DIVISION OF LAND

Report dated August 24, 1977, from Mr. B. Wilkinson, Property Agent, with respect to the cash payment in lieu of the 5% land dedication in connection with Application "B" 135/77-M, Kamato Holdings Limited, Part of Lot 4, Conc. 3, E.H.S., being an industrial lot located on Ambler Drive. To be received. Resolution Available.

8. REPORTS FROM MUNICIPAL OFFICERS CONTINUED

R-4 - FILE 21-77 - TENDERS (SUPPLY & PLANTING OF TREES)

Report dated August 9, 1977, from Mr. E. M. Halliday, Commissioner of Recreation and Parks awarding tender TR-19-1977, for the supply and planting of trees in the City of Mississauga. To be received. By-law Available.

R-5 - FILE 21-77 - TENDERS (JANITORIAL SERVICES FOR MAVIS RD.)

Report dated August 17, 1977, from Mr. W. P. Taylor, Commissioner of Engineering, Works and Building, awarding tender for janitorial services for the Mavis Road Works Building. To be received. By-law Available.

R-6 - FILE 51-77 - ROAD OPENINGS

Report dated August 18, 1977, from Mr. B. Wilkinson, Property Agent, with respect to the passing of a by-law to establish Part Lot 1, R.P. 359, (Part 1, Deposited Plan 43R-763) as part of the municipal highway system to be known as Fairview Road East. To be received. By-law Available.

R-7 - FILE 21-77 - TENDERS (TENNIS COURT)

Report dated August 24, 1977, from Mr. E. Halliday, Commissioner of Recreation and Parks, awarding tender TR-21-1977, for the construction and repairs of the tennis courts in Thornlodge Park. To be received. By-law Available.

R-8 - FILE T-75006 - BAYSHORE INVESTMENTS LTD.

Report dated August 10, 1977, from Mr. W. Taylor, Commissioner of Engineering, Works and Building, recommending the approval of the Engineering Agreement and the transfers of lands and easements subject to certain conditions with respect to Bayshore Investments Limited under file T-75006, located as a northerly extension of Amity Road. To be received. By-law Available.

PAGE 4
September 6, 1977

9. COUNCIL TO MOVE INTO COMMITTEE OF THE WHOLE TO CONSIDER
REPORTS FROM COMMITTEES

Verbal motion

10. COMMITTEE REPORTS

(a) GENERAL COMMITTEE REPORT DATED AUGUST 17, 1977

11. COMMITTEE TO RISE

Verbal motion

12. PETITIONS - Attachment P-1

P-1 - FILE 49-77 - PETITIONS
FILE 86-77 - TRAFFIC BY-LAW

Letter dated August 29, 1977, signed by residents of McLaughlin Road South between Eglinton Avenue and the 401 overpass, requesting the lowering of the speed limit from 50 m.p.h. to 40 m.p.h. and the banning of heavy trucks. To be received. Report requested from W. Taylor.

13. UNFINISHED BUSINESS - Attachments UB-1 to UB-4

UB-1 - FILE CDM 77-026 - IONA DEVELOPMENTS CORP.

Council at its meeting held August 15, 1977, considered a report dated August 2, 1977, from Mr. R. G. B. Edmunds, Commissioner of Planning, recommending approval to the Ministry of Housing, subject to certain conditions for proposed condominium CDM 77-026, Iona Development Corporation located at the south-east corner of Glen Erin Drive and Montevideo Road. This matter was deferred to this Council meeting.

13. UNFINISHED BUSINESS CONTINUED

UB-2 - FILE 10-77 - PARKS
FILE 110-77 - WATERFRONT PLAN

General Committee at its meeting held August 17, 1977, considered a report dated August 4, 1977, from the Commissioner of Engineering, Works and Building and the Commissioner of Recreation and Parks with reference to Downstream Watercourse Improvement Works to be carried out through lands known as the Bevarck Property by the developer of Balsam Woods. Messrs. Taylor and Halliday recommended that Balsam Woods Limited be directed to proceed with carrying out certain agreed upon improvement works to the Tecumseh Creek through lands known as the Bevarck site, the value of these works being estimated to be \$50,000.00 and that the developer's \$280,000.00 security be reduced down to \$32,000.00 and that the City retain the \$18,000.00 certified cheque, also deposited by Balsam Woods Limited, as the balance of the amount to be secured.

The City Solicitor, requested that the Committee not adopt the recommendation as set out in the report. He advised the Committee that the certified cheque in the amount of \$18,000.00 deposited by Balsam Woods, was returned to the developer by him. He requested direction to settle the law suit that was commenced by the developer to be released from his letter of credit. It was suggested by Mayor Searle that this item go to Council without a recommendation and that the City Solicitor proceed with the settling of the lawsuit and prepare a report. It is expected that a report will be available from the City Solicitor in this regard.

UB-3 - FILE 93-77 - MINISTRY OF THE ENVIRONMENT

General Committee at its meeting held August 17, 1977, considered a report dated August 17, 1977, from the Commissioner of Finance, with reference to Financing of the South Peel Scheme. At this meeting, Mayor Searle suggested that this report be referred to this Council meeting in order to give the Committee members an opportunity to study this matter. Councillor McCallion also requested that the City Solicitor prepare a report on this matter for this Council meeting.

Attached is a report dated August 31, 1977, from Mr. B. Clark with respect to the Financing of the South Peel Scheme in response to Councillor McCallion's request.

13. UNFINISHED BUSINESS CONTINUED

UB-4 - FILE 105-77 - PLANNING DEPARTMENT
FILE 02/17/77 - KANEFF PROJECTS

General Committee at its meeting held August 17, 1977, considered the Planning Committee Report of August 2, 1977. Item 6 of the Planning Committee Report recommended that the application under file 02/17/77, Kaneff Projects which will allow a commercial facility in the apartment building located on the east side of Hurontario Street, south of Burnhamthorpe Road, be approved. Councillor Taylor at this meeting, stated that, in his opinion, the application was premature and that it should not be approved until such time as the commercial centre in Mississauga Valleys has been open for some time. It was decided that the recommendation not be approved at this time, but to refer it to this Council meeting without a recommendation. It is expected that the Commissioner of Planning will bring the proposed site plan to this meeting.

14. BY-LAWS

Verbal motion for required number of readings.

- #499-77 - A By-law to authorize the execution of an agreement between the Corporation of the City of Mississauga and International Aeradio (North America) Limited. (This is a by-law to authorize execution of a radio maintenance contract. This is as recommended by General Committee on August 17, 1977, Item #1106).

THREE READINGS REQUIRED

- #500-77 - A By-law to authorize the execution of a Release between Jesam Investments Limited, Jan Davies Limited, Hydro Mississauga, and the Corporation of the City of Mississauga. (This by-law is with respect to the Hydro Mississauga Sub-Station Site at Sherobee Road and North Service Road. This is as recommended by General Committee on August 17, 1977, Item #1107).

THREE READINGS REQUIRED

14. BY-LAWS CONTINUED

- #501-77 - A By-law to authorize the execution of a contract for Municipal Purposes. (This by-law awards tender TR-19-1977 for the supply and planting of trees in the City of Mississauga to Litz Landscaping and Enterprizes Limited).

THREE READINGS REQUIRED

- #502-77 - A By-law to authorize execution of a contract for the Janitorial Services for the Mavis Road Works Building. (Awarded to Cosenza Maintenance Inc.).

THREE READINGS REQUIRED

- #503-77 - A By-law to establish certain lands as part of the municipal highway system. (This by-law establishes those lands shown as Part 1, Plan 43R-763, as part of Fairview Road East).

THREE READINGS REQUIRED

- #504-77 - A By-law to designate the "Hansa House" located on the west side of Hurontario Street, south of Derry Road of architectural value and of historic interest.

THREE READINGS REQUIRED

- #505-77 - A By-law to amend By-law 411-74, as amended entitled "A By-law to provide for the licensing, regulating and governing taxicab owners, taxicab brokers and taxicab drivers." (This is as recommended by Council on August 15, 1977).

THREE READINGS REQUIRED

14. BY-LAWS CONTINUED

- #506-77 - A By-law to authorize execution of a contract for municipal purposes. (This by-law awards tender TR-13-1977 for the construction and repairs of tennis courts in Crestdale and Meadowood Parks to Court Contractors Limited. This is as recommended by Council on August 2, 1977).

THREE READINGS REQUIRED

- #507-77 - A By-law to amend By-law 234-75, as amended. (This by-law makes various changes to the Traffic By-law as per General Committee's recommendation Nos. 890 and 882 adopted by Council on July 11, 1977).

THREE READINGS REQUIRED

- #508-77 - A By-law to authorize the execution of an Agreement between the City of Mississauga and McCormick, Rankin & Associates Limited. (This is an agreement for consulting engineers to prepare detail drawings and tender documents for the construction of Burnhamthorpe Road from Erindale Station Road through to Mississauga Road, including crossings at the Credit River and the Mullet Creek. This is as recommended by General Committee Recommendation No. 941, adopted by Council on July 11, 1977).

THREE READINGS REQUIRED

- #509-77 - A By-law to authorize the execution of a contract for Municipal Purposes. (Awarded to Court Contractors Limited for the construction and repairs of tennis courts in Thornlodge Park).

THREE READINGS REQUIRED

14. BY-LAWS CONTINUED

- #510-77 - A By-law to repeal a By-law respecting the regulating and licensing of certain places of amusement pursuant to Section 268, 271 and 439(2) of The Municipal Act, R.S.O. 1937, c.266. (This by-law is with respect to the former Village of Port Credit).

THREE READINGS REQUIRED

- #511-77 - A By-law to authorize execution of an Agreement. (This is an agreement between the Corporation of the City of Mississauga and Her Majesty the Queen in right of the Province of Ontario, represented by the Minister of Transportation and Communications for the Province of Ontario with respect to cost sharing re storm sewer installation on Eglinton Avenue East (Highway 403) from First Line East to Little Etobicoke Creek. This is as recommended by Council on June 13, 1977).

THREE READINGS REQUIRED

- #512-77 - A By-law to remove certain lands from part lot control. (This by-law removes semi-detached zoned property on Lot 284, R.P. 946, from part lot control. Lands located north of Morningstar Drive, west of the proposed Finch Ave.).

THREE READINGS REQUIRED

- #513-77 - A By-law to remove certain lands from part lot control. (This by-law removes semi-detached zoned property on Block A, R.P. M-190, from part lot control. Lands located west of Indian Line, north of Morningstar Drive).

THREE READINGS REQUIRED

14. BY-LAWS CONTINUED

- #514-77 - A By-law to authorize the execution of an Engineering Agreement and a Financial Agreement between Phi International Inc. and the Corporation of the City of Mississauga. (File T-75506, Phi International, Glengarry Estates. Lands located south of Dundas St., east of Glengarry Road).

THREE READINGS REQUIRED

- #515-77 - A By-law to authorize the execution of an Engineering Agreement and a Financial Agreement between Edrich Construction Company Limited and the Corporation of the City of Mississauga. (File T-25475, Edrich Construction Company Limited. Lands located east of Stanfield Road, north of Hydro Electric Power Commission right-of-way).

THREE READINGS REQUIRED

- #516-77 - A By-law to authorize the execution of an Engineering Agreement and a Financial Agreement between Bayshore Investments Limited and the Corporation of the City of Mississauga. (File T-75006, Bayshore Investments Limited. Lands located south of Britannia Road, east of Queen St. in the former Town of Streetsville).

THREE READINGS REQUIRED

- #517-77 - A By-law to designate The Robinson-Adamson House, 1921 Dundas Street West of architectural value and of historic interest.

THREE READINGS REQUIRED

14. BY-LAWS CONTINUED

- #518-77 - A By-law to stop up part of an allowance for road in the City of Mississauga. (This by-law stops up part of the original allowance for road between Lots 10 and 11, Conc. 8, E.H.S. (Derry Road East) and designated as parts 2, 3, 4 and 5 on Ref. Plan 43R-713. It also stops up Part 6 on Ref. Plan 43R-713 to vehicular traffic. This is as recommended by Council on May 2, 1973).

TWO READINGS REQUIRED

- #519-77 - A By-law to stop up part of the allowance for road in the City of Mississauga. (This by-law stops up parts of Hammond Road designated as parts 1, 2, 3 and 4 on ref. plan 43R-5215. This is as recommended by Council on June 22, 1977).

TWO READINGS REQUIRED

- #520-77 - A By-law to establish certain lands as part of the municipal highway system. (This by-law establishes part of Block SS on R.P. M-121, designated as part 1 on reference plan 43R-5181 as part of Glen Erin Drive).

THREE READINGS REQUIRED

- #521-77 - A By-law to designate "Timothy Street House" 41 Mill Street of architectural value and of historic interest.

THREE READINGS REQUIRED

- #522-77 - A By-law to repeal By-law 491-77. (This by-law repeals by-law 491-77 being a by-law to amend the Traffic By-law which was passed by Council on August 15, 1977).

THREE READINGS REQUIRED

14. BY-LAWS CONTINUED

- #523-77 - A By-law to amend By-law No. 234-75, as amended. (This by-law permits angle parking for one hour time limit on the east side of Mississauga Road immediately north of Lakeshore Road West).

THREE READINGS REQUIRED

- #524-77 - A By-law to convey Block F, Registered Plan M-173, City of Mississauga, Regional Municipality of Peel. (To convey a parcel of land being composed of the one foot reserve Block F, R.P. M-173, to Cedar Heights Construction Co. which is no longer required by the City).

THREE READINGS REQUIRED

- #525-77 - A By-law to amend By-law No. 234-75, as amended. (This by-law makes various changes to the Traffic By-law as per General Committee's recommendation Nos. 969 and 971 adopted by Council on August 2, 1977).

THREE READINGS REQUIRED

15. MOTIONS

- (a) To adopt General Committee Report dated August 17, 1977.
- (b) Motion re cash payment in lieu of the 5% land dedication in connection with Application "B" 134/77-M, Kamato Holdings Limited. (F. McKechnie)
- (c) Motion re cash payment in lieu of the 5% land dedication in connection with Application "B" 133/77-M, Kamato Holdings Limited. (F. McKechnie)
- (d) Motion re cash payment in lieu of the 5% land dedication in connection with Application "B" 135/77-M, Kamato Holdings Limited. (F. McKechnie)

15. MOTIONS CONTINUED

- (e) Motion to assume works and release securities with respect to R.P. M-14, Markborough Properties.
- (f) Motion to assume works and release securities with respect to the Pagehurst Avenue Extension.
- (g) Motion re amendments to the Real Estate and Business Brokers Act. (F. Leavers)
- (h) Motion to approve the Tax Apportionments as recommended in the Treasurer's Report dated September 12, 1977.
- (i) To advise the Ontario Municipal Board that By-law 466-77 is in conformity with the Official Plan for the City of Mississauga Planning Area.
- (j) To advise the Ontario Municipal Board that By-law 495-77 is in conformity with the Official Plan for the City of Mississauga Planning Area.
- (k) To advise the Ontario Municipal Board that By-law 463-77 is in conformity with the Official Plan for the City of Mississauga Planning Area.
- (l) To make application to the Ontario Municipal Board for approval of City of Mississauga Restricted Area By-law 400-77.

16. NEW BUSINESS

17. IN CAMERA ITEMS

There will be two items to be discussed In Camera.

18. BY-LAW TO CONFIRM PROCEEDINGS OF COUNCIL AT THIS MEETING

Verbal motion for required number of readings.

19. ADJOURNMENT

Verbal motion

I-1

219 Chantigny Dr.,
Mississauga, Ont.,
August 26, 1977.

Parking Fava,
P.O. Box 506,
Brampton, Ont.



Dear Sirs:

Enclosed is my cheque for a parking violation for which I was ticketed on August 22, 1977, on Sandham Rd. near Vesta Dr. Mississauga.

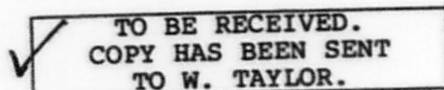
The only reason I am paying it is because I really cannot afford to lose time in a court hassel. But I feel very strongly that I was unjustly ticketed as there was not a no parking sign nor any sign plainly visible where I parked my car. If that is a no parking zone then it should be clearly marked. Had it been I would not have parked my car there.

I am sending a carbon copy of this letter to the Mississauga Town Council, as it does not look well for the City of Mississauga and the Police Department to hand out tickets to innocent drivers, particularly now, when many people use the trains to go to the C.N.S. and the parking lots are overflowing.

Yours truly,

Alice Chorney

cc/ Mississauga Town Council





I-2

City of Mississauga

MEMORANDUM

MAYOR & MEMBERS OF COUNCIL

From L. M. McGillivray

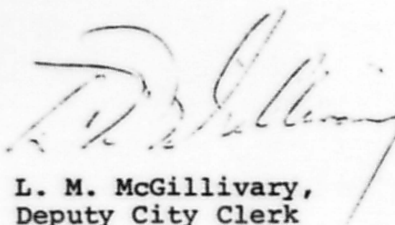
Clerk's

August 30, 1977

RE: File 118-77 - THE LIQUOR LICENCE
BOARD OF ONTARIO

Correspondence has been received from the Liquor Licence Board of Ontario advising of applications for the issuance of liquor licences with respect to the following establishments within the City of Mississauga:-

1. Buccaneer Sea Food and Steak House - 7355 Torbram Road
2. University of Toronto, Erindale Campus - 3359 Mississauga Rd.
3. Stanfield Inn Restaurant - 2345 Stanfield Road
4. La Castile Steak House Tavern
5. Crock & Block Restaurant & Tavern - Burnhamthorpe Road East
6. Villa Rosa Restaurant - 380 Lakeshore Rd. East
7. Aeroquay Tavern - Toronto International Airport
8. Pepper's - 1185 Dundas Street East
9. Mississauga Pizza and Restaurant - 941A Lakeshore Rd. E.


L. M. McGillivray,
Deputy City Clerk

LMM/sjl

TO BE RECEIVED

RECEIVED

AUG 18 1977

1248 Vesta Drive,
Mississauga,
Ontario.

I-3

August 10th, 1977.

RECEIVED

REGISTRY NO.

DATE AUG 25 1977

FILE NO.

CLERK'S DEPARTMENT

Mr. Kennedy,
Councilman,
1 City Centre Drive,
Mississauga, Ontario,
L5B 1M2.

Dear Sir:

With reference to our recent telephone conversation wherein I expressed my concern regarding the single weekly garbage pick-up. As you are aware, during the hot summer months, food garbage turns rancid and attracts racoons and various animals who manage to burrough beneath my garbage, no doubt following the scent of garbage. We are left with no alternative but to leave the garbage indoors until pick-up day (Thursday).

Apart from the smell of garbage around the house, this constitutes a serious health hazard as flies and blue-bottles are attracted indoors by the smell.

Surely, we in Mississauga, should be looking forward to health and cleanliness first and foremost as opposed to unhygienic conditions which our forefathers had to bear.

I feel very strongly that in a situation such as this the monetary saving should not be allowed to override the health hazard involved which the single weekly pick-up involves.

I trust you will examine this situation in the very near future with a view to returning to a bi-weekly pick-up.

I look forward to receiving the Counsell's views in the very near future as this is a serious concern to the neighbourhood.

Yours very truly,

K.M. Arthur

K.M. Arthur.

✓ TO BE RECEIVED.
COPY HAS BEEN SENT
TO W. TAYLOR.



City of Mississauga

MEMORANDUM

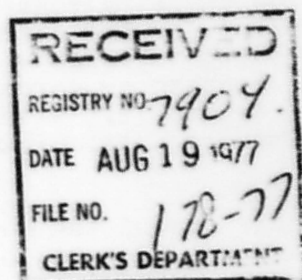
Mayor and Members of Council

From E.M. Halliday, Acting City Manager
and Commissioner of Recreation and Parks

Dept. _____

August 18, 1977

The following is the report presented by J.M. Halloran, Historian/Curator, to the Local Architectural Conservation Advisory Committee at its meeting of 8 August 1977.



Yours truly,

E.M. Halliday,
Acting City Manager and
Commissioner of Recreation and Parks

/rf

TO BE RECEIVED

I-4(A)

REPORT ON THE ARCHITECTURAL INVENTORY

J. M. Halloran

August 8, 1977

This summer, work has continued on the inventory of structures of architectural and/or historical significance.

Under the Ministry of Culture and Recreation's Experience '77 programme, we have had the benefit of the services of Miss Elizabeth Measures for a twelve-week period (May 30 to August 19).

We have added over 20 additional structures to the inventory and written up detailed architectural descriptions of the buildings previously recorded in the Streetsville area. Because of the great number of buildings in the Streetsville area, it was not possible to describe all of them fully before.

But, by far, the greatest part of Elizabeth's time has been spent researching the forty-five buildings selected for designation by the LACAC at its meeting of April 18, 1977. This includes considerable time spent in researching the initial twelve buildings for designation.

In June, the historian/curator spent a morning at the Heritage Administration Branch of the Ministry of Culture and Recreation with Mr. Matthew Shuster, Historical Architect, to see what approach the Ministry would recommend in researching designated buildings. In reviewing the background material on the initial twelve buildings, as well as the short statements of the reasons for designation, Mr. Shuster felt that our approach was in line with what other communities were doing. He stressed that the emphasis should be placed on architectural research in an effort to place the building in its appropriate architectural context. He commented that our short statements of the reasons for designation were good.

I-4(B)

Report on the Architectural Inventory
Page 2
August 8, 1977

Therefore, in researching the buildings on the April 18 list, we have concentrated on architectural research. However, historical research has not been neglected. In addition to research in the local libraries, we have consulted the Perkins Bull Collection, the Manuscript Census Rolls and the Abstract Index of Deeds in the Ontario Archives. With the help of Lee Brebner, the Peel County Archivist, we have done cursory title searches on some buildings in the Land Registry Office in Brampton.

In her final weeks, Elizabeth will be compiling the material gathered to date and finishing her reports. Both capable and conscientious, she has proved a great asset to the architectural conservation programme in Mississauga.

CLERK'S DEPARTMENT
230 MAIN STREET
PORT DOVER, ONTARIO
NOA INC



CLERK:
ALBERT C. GUILER, A.M.C.T.
(519) 583-0890

THE CITY OF NANTICOKE

August 10, 1977

Our file: G-77-377 C

I-5

RECEIVED
REGISTRY NO.
DATE AUG 11 1977
FILE NO.
CLERK'S DEPARTMENT

Mr. Terence L. Julian,
City Clerk,
City of Mississauga,
City Centre Drive,
Mississauga, Ontario.
L5B 1M2

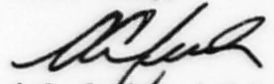
Dear Mr. Julian:

Re: Proceedings under The Ontario Building Code,
File 67-77.

We wish to advise that it is the policy of the Council of the City of Nanticoke not to deal with individual resolutions submitted by municipalities in the Province, but that they should be forwarded to the Association of Municipalities of Ontario for their comments and recommendations.

We note in the footnote of your letter that this has already been directed to the Association and the Council will, therefore, take no further action until comments and a recommendation is received from the Association.

Yours truly,


A.C. Guiler, A.M.C.T., C.M.C.,
Clerk,
City of Nanticoke.

ACG:jh

TO BE RECEIVED

I-6

MISSISSAUGA CYCLING CLUB

c/o 1389 LORNE PARK RD
MISSISSAUGA.

8. AUG. 77.

Dear Sirs and Mesdames,

With regard to the proposed bicycle race to be held Saturday Sept 17th/77 during the "City Birthday" week-end I regret to inform you that due to circumstances beyond our control, primarily due to a lack of membership commitment and personal work load, that we have to cancel our promotion of the event, for this year.

May I thank the council, on behalf of the membership for their kind consideration towards this race during the past few years and beg their indulgence with this, our regretted cancellation?.

RECEIVED
REGISTRY NO.
DATE AUG 10 1977
FILE NO.
CLERK'S DEPARTMENT

Yours very truly
Eric Watson.

TO BE RECEIVED

Secretary.



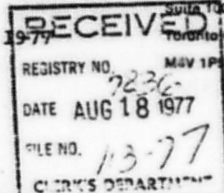
Ontario

I-7

Ministry of the
Environment

135 St. Clair Avenue West

August 11, 1977



Regional Municipality of Peel
150 Central Park Drive
Bramalea, Ontario
L6T 2V1

ATTENTION: Mr. W.V. Anderson, P.Eng.
Commissioner of Public Works

RE: Central Britannia Road Proposed Regional
Landfilling Site to be located in the City
of Mississauga Waste Management No. A220112

Please find appended your Provisional
Certificate of Approval for the above mentioned
Waste Disposal Site (Landfilling Site)

I understand that at your meeting with
Ministry staff on July 19, 1977 you expressed your
concern regarding the Environmental Assessment Board's
recommendation that the life of the site be limited
to a 12 year period as this could cause problems with
setting final contours assuming that the proposed
resource recovery venture proves a success and diverts
much of the garbage away from the proposed site.

I am quite prepared to review your operating
and development program from time to time and amend
the Provisional Certificate of Approval accordingly to
adjust for any changes required in the operation and
or development of the site which may thereby be intro-
duced. Suitable time for this evaluation would be
after 5 years when the certificate comes up for re-newal.

I would like to take this opportunity to
commend your efforts with respect to the proposed
resource recovery facility.

Yours very truly

IK/wm

D. P. Caplice, Director
Environmental Approvals Branch

c.c. All Parties to the Hearing

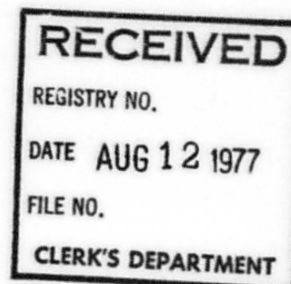
✓ TO BE RECEIVED.
COPY HAS BEEN SENT TO
B. CLARK & W. TAYLOR



The Regional Municipality of Peel
DEPARTMENT OF SOCIAL SERVICES

August 10, 1977

Mrs. Joan J. LeFeuvre
Committee Co-ordinator
City of Mississauga
1 City Centre Drive
MISSISSAUGA, Ontario
L5B 1M2



Dear Mrs. LeFeuvre:

Thank you for your letter of August 3, 1977, advising us of City Council's decision to refer vacant city properties to the Social Service Department for use and or comment prior to demolition.

Insofar as usage is concerned, I am pleased to report that for the past three years excellent co-operation has existed between your property division (Mr. B. Wilkinson) and our social service department and as a result three vacant city homes have been made available to persons on fixed or low income. Our policy in this respect is to utilize the criteria of greatest financial and social need and I might point out that contrary to public belief, tenants referred have been highly responsible in terms of home management and rent payment. Of course, the actual lease is between the tenant and the city with this department acting in a supportive and liaison capacity.

Insofar as review prior to demolition is concerned this department will be happy to review any future homes scheduled for demolition and to report in writing as to possible use in the social service field. Referrals should be sent to our Director of Social Assistance, Income Security Division, Mr. P.Y. Vezina, 150 Central Park Drive Bramalea, Ontario, L6T 2V1.

Thank you for your consideration in making city housing available to families in need.

TO BE RECEIVED

Sincerely

J. Crozier
J. Crozier

Commissioner of Social Services

PYV:mb

cc: B. Wilkinson

150 CENTRAL PARK DRIVE, BRAMPTON, ONTARIO L6T 2V1 - TELEPHONE (416) 457-9400
Property Manager, City of Miss.



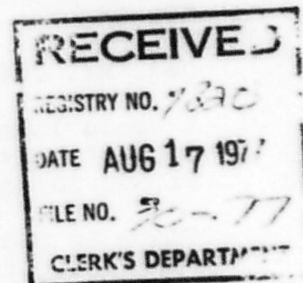
MISSISSAUGA GIRLS' LACROSSE ASSOCIATION

1580 Petrie Way,
Mississauga, Ontario.

August 10, 1977.

I-9

Mr. Ogilvie,
Commissioner of Finance,
City of Mississauga,
1 City Centre Drive,
Mississauga, Ontario.



Dear Mr. Ogilvie:

On behalf of the Executive and the girls

I would like to thank you for the grant of \$500.00
from the City of Mississauga.

It will be used for obtaining new sweaters
and equipment for next season.

Yours very truly,

Margaret Hughes

(Mrs.) Margaret Hughes
Secretary.

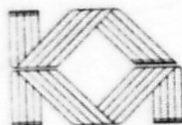
TO BE RECEIVED

AN AFFILIATE OF THE MISSISSAUGA RECREATION AND PARKS DEPARTMENT

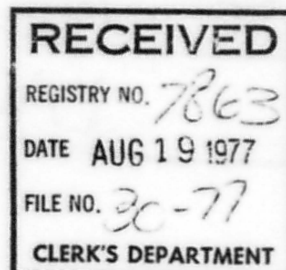
I-10

KELSO
MUSIC
CENTRE

125 Cross Avenue
Oakville, Ontario L6J 2W7
844-3543



August 15, 1977



Members of Council
City of Mississauga
c/o Mr. Terry Julian
City Clerk
1 City Centre Drive
Mississauga, Ontario
L5B 1M2

Dear Mr. Julian:

I would like to take this opportunity to thank the City of Mississauga for their generous grant of \$1,500.00 to the Kelso Music Centre.

Thanks to your support we were able to offer the residents of Mississauga six superior musical performances in conjunction with the Kelso Quartet Camp, and what proved to be a highly successful Children's Music Workshop. This was the first time that the Workshop was offered in your community, and the enthusiastic support that this project received has happily committed us to presenting it in future years.

We are very grateful for the support and interest that you have shown in our operation, and we look forward to further association with the City of Mississauga.

Yours very sincerely,

KELSO MUSIC CENTRE

Louise Thompson

Mrs. P.W. Thompson,
President

TO BE RECEIVED

PWT/km

c.c. Mr. Ed Halliday
Acting City Manager

Directors

Mrs. P.W. Thompson, President
Mr. G.L. Gooding, Chairman & Treasurer
Miss E.H. Harris, Secretary
Mr. Pierre Berton
Dr. W.D.R. Eldon
Mr. Richard B. Howard

Mrs. Marilyn Jones
Mr. G. Edward Mock
Mrs. Frances Rustom
Mr. J. Sopinka
Mr. Dezso Vaghy
Mr. R. Peacock

Honourary Patrons

The Honourable Pauline M. McGibbon,
Lieutenant-Governor of Ontario
The Honourable William G. Davis
Senator Donald Cameron
The Honourable Anthony C. Abbott M.P.
The Honourable James Snow M.P.P.
Dr. Frank Philbrook M.P.
R. Douglas Kennedy M.P.P.
Mayor B.H. Barrett

I-11

976 Cresthampton Lane,
Mississauga, Ontario.

12 August 1977.

Mr. Arthur Grannum,
Committee Coordinator,
City of Mississauga,
1 City Centre Drive,
MISSISSAUGA,
Ontario.

RECEIVED	
REGISTRY NO.	732
DATE	AUG 16 1977
FILE NO.	30-77
CLERK'S DEPARTMENT	

Dear Sir,

On behalf of the Mississauga Track and Field Club, please accept our thanks and appreciation for the \$700 cheque from the City of Mississauga. Your grant is a big help to us in continuing our efforts to train and develop our athletes.

As you are probably aware, our athletes are doing very well in the Canada Summer Games in St. Johns, Newfoundland. During nationwide telecasts on track and field, the City of Mississauga has been mentioned a number of times and our athletes identified as members of the 'strong' Mississauga Track Club.

We feel that our athletes with their fine performance are excellent representatives for the City of Mississauga, and are most worthy of your support.

Thanks again for your interest and financial assistance.

Best regards,

Floyd G. Paurus

Floyd G. Paurus
President
Mississauga Track & Field Club

cc: Mayor Ron Searle
Mr. E.M. Halliday
Mr. W. Munden

TO BE RECEIVED

I-12
bethesda concert series corp. 3311 fieldgate drive, mississauga ontario, L4X-2H9

RECEIVED

REGISTRY NO.

DATE AUG 10 1977

FILE NO.

CLERK'S DEPARTMENT



The Honourable Anthony C. Abbott, M.P.
and Mrs. Abbott
Mr. D. Blenkarn, Q.C. and Mrs. Blenkarn
Mr. H.G. Chappell, Q.C. and Mrs. Chappell
Dr. and Mrs. M.L. Dobkin
Mr. M.E. Gregory, M.P.P. and Mrs. Gregory
Mr. T.D. Jones, M.P.P. and Mrs. Jones
Mr. D. Kennedy, M.P.P. and Mrs. Kennedy
Mr. W.G. Love, B.P.H.E. and Mrs. Love
Mayor R. Searle and Mrs. Searle

August 8, 1977

City of Mississauga,
1 City Centre Drive,
Mississauga, Ontario.
L5B 1M2

Attention: Mr. Arthur D. Grannum
Committee Co-ordinator

Dear Mr. Grannum:

The Bethesda Concert Series Corporation, wishes to acknowledge receipt of the \$1,750.00 grant from the City of Mississauga.

We are sincerely grateful for the generous grant and appreciate the interest and support from the City of Mississauga.

Yours truly,

THE BETHESDA CONCERT SERIES CORPORATION

Laurie Pallett

Laurie Pallett (Mrs. D.)
Chairperson

/fs

TO BE RECEIVED



I-13

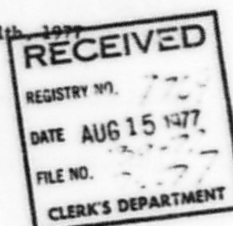
Office of the
Minister

Ministry of
Transportation and
Communications

416/965-2101

Ferguson Block
Queen's Park
Toronto Ontario

August 11th, 1977



Mr. L.M. McGillivray,
Deputy City Clerk,
City of Mississauga,
1 City Centre Drive,
Mississauga, L5B 1M2, Ont.

Dear Mr. McGillivray:

This is further to your letter of July 13th, 1977, in respect to the metric conversion of speed limit signs.

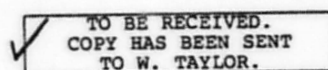
By this time your Clerk is probably in receipt of a letter dated July 21st, 1977, from Mr. Harold Gilbert, my Deputy Minister on the subject of the metric conversion of road signs. The letter has been sent to all municipal clerks in the Province and includes a copy of The Highway Traffic Amendment Act, 1977 (Bill 19) which provides for the metric conversion of driver related traffic control and associated devices including those regulating the speed limit on Ontario roads.

The letter goes into some detail explaining this Act and how it affects the municipalities in Ontario. It explains the need for having numerical values in increments of 10 km/h (kilometres per hour), and I am sure will also answer any other questions you have on the related aspects of the metric conversion of road signs.

Council's request to change the general speed limit in urban areas from 30 mph to 45 km/h does not conform to the national policy on metric conversion where it has been decided to convert on the basis of 10 km/h increments. The recommended conversion to 50 km/h is close to the existing 30 m.p.h. speed limit.

A speed limit of 45 km/h which converts to 27.9 m.p.h. would be below the present statutory 30 m.p.h. and unlikely to gain widespread support. Using maximum speed rates in multiples of 10 km/h not only provides for uniformity throughout Canada, but will also simplify the driving task and the educational program. To adopt Council's proposal would mean that Ontario would be out of step with the other provinces.

Cont'd



I-13(A)

(2)

There is no indication that the basic speed limit should be reduced at this time. The present system whereby municipalities can install a 25 m.p.h. zone in critical areas such as schools and playgrounds appear to be satisfactory. If the proposal to have all urban speeds uniform at 45 km/h is adopted, this would mean an increased speed limit in these critical areas from 25 to 27.9 m.p.h.

I trust that the above mentioned letter will be of assistance to Council and that it explains our position.

With kindest regards, I remain,

Yours sincerely,

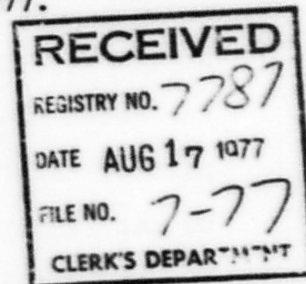
James Snow,
Minister.

I-14

IN THE MATTER OF The Ontario Energy
Board Act, R.S.O. 1970, Chapter 312;

AND IN THE MATTER OF an application
by The Consumers' Gas Company for
orders approving rates to be charged
for the sale of gas.

BEFORE: I. C. MacNabb)
Vice Chairman) Friday, the 22nd day
H. R. Chatterson) of July, 1977.
Member)



O R D E R

UPON the application of The Consumers' Gas
Company (the "Applicant") dated May 16, 1977, (the "main
application") under section 19 of The Ontario Energy
Board Act for an order or orders approving or fixing
just and reasonable rates and other charges for the sale
of gas and the main application now being in progress;

AND UPON the Applicant seeking approval for an
interim increase in rates effective August 1, 1977, to
recover from its customers the added cost of approximately
17.553 cents per Mcf effective August 1, 1977, for its
basic supply of gas from TransCanada PipeLines Limited;

AND UPON the interim application having been
heard at Toronto on July 11, 1977, in the presence of
counsel for the Applicant, TransCanada PipeLines Limited,

TO BE RECEIVED

I-14(A)

- 2 -

Ontario Hydro, and for the Board, no one else appearing,
and Reasons for Decision having been delivered on July 22,
1977;

IT IS ORDERED THAT:

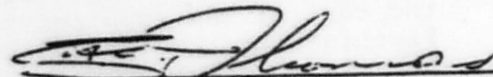
1. The Board dispenses with the determination of a rate base for the Applicant for the purposes of this Order.
2. Pending final disposition of the main application, the rates of the Applicant attached hereto and forming part of this Order are hereby approved and shall apply to gas taken or considered to be taken from on and after August 1, 1977, in accordance with the established method of prorating consumption.
3. The rates provided for in all contracts under which customers are served by the Applicant are hereby increased by 17.553 cents per Mcf and shall apply to gas taken or considered to be taken from on and after August 1, 1977.
4. The form of notice attached hereto and marked Schedule "A" shall be delivered forthwith to the customers of the Applicant served by contract under Rates 93, 100, 110, 120, 130, 140 and 150. The form of notice marked Schedule "B" shall be delivered with the first bill to all other customers of the Applicant.

I-14(B)

5. The burden of proof that the rates referred to in paragraphs 2 and 3 hereof are just and reasonable remains with the Applicant notwithstanding this Order.

ISSUED at Toronto this 29th day of July, 1977.

ONTARIO ENERGY BOARD



S.A.C. Thomas
Secretary to the Board

I-14(c)

SCHEDULE A

July , 1977

You are hereby notified that, as of August 1, 1977, the price of gas supplied under the above contract will be increased by 17.55¢ per Mcf, to reflect the increase in the cost of gas supplied to us by our supplier TransCanada PipeLines Ltd. as prescribed by Regulation under the Petroleum Administration Act (Canada). This increase is approved by the Ontario Energy Board in its DECISION in E.B.R.O. -- 363-I-1 dated July 22, 1977.

We direct your attention to the General Terms and Conditions of our contract which authorizes the above increase in the price of gas supplied thereunder.

Yours very truly,

Ronald E. E. Potts
Manager
Commercial and Industrial
Marketing

SCHEDULE B

I-14(d)

NOTICE OF INTERIM RATE INCREASE

As a result of an agreement between the Federal Government and the governments of the major gas producing provinces, the price of natural gas delivered to Ontario was increased on August 1, 1977 and an additional increase will take effect February 1, 1978.

To permit the Company to recover the August 1st increase in the cost of gas purchased from its supplier, after a public hearing, the Ontario Energy Board has approved an increase in the Company's rates of 1.7553 cents per hundred cubic feet effective August 1, 1977.

This increase will amount to approximately 7% of your annual gas bill.

During the summer months a portion of the gas purchased by the Company from TransCanada Pipelines Limited is stored for use in the winter heating season. The Company presently holds volumes of gas in storage purchased at the pre-August 1, 1977 price, which is being held for withdrawal during the winter season. The savings resulting from this gas in storage will be passed on to our customers by delaying the implementation date of the second of these increases. In other words, the second increase will not be included in your gas bill until you have been given credit for the lower priced gas in storage.

I-15

J. A. McNEVIN, B.C. (1884-1951)
FRANK R. GEE, Q.C., B.A.
L. G. O'CONNOR, Q.C., K.S.G., B.A.
JAMES B. GEE, LL.B.

McNEVIN, GEE & O'CONNOR
BARRISTERS, SOLICITORS, ETC.
43 WILLIAM STREET NORTH
CHATHAM, ONTARIO
N7M 5K1

MAILING ADDRESS: P.O. BOX 58
TELEPHONE 352-5450
AREA CODE 519

August 8, 1977.

TO ALL PARTIES AFFECTED BY THE ENCLOSED
APPLICATION DATED THE DAY OF AUGUST,
1977 ON BEHALF OF UNION GAS LIMITED TO
THE ONTARIO ENERGY BOARD

We are Solicitors for Union Gas Limited ("Union"). On behalf of Union we have applied to the Ontario Energy Board ("the Board") for a new rate hearing and as directed by the Board we are serving you with the following material by enclosing it with this letter:-

- (a) Copy of Notice of Application and Hearing by the Board.
- (b) Copy of our Application to the Board dated the 4th day of August, 1977.

Yours very truly,
McNEVIN, GEE & O'CONNOR,
per: *Blalmer*

LGO'C:JC
Encls. (2)

REGISTERED MAIL

RECEIVED	
REGISTRY NO.	
DATE	AUG 10 1977
FILE NO.	
CLERK'S DEPARTMENT	

TO BE RECEIVED



Ontario
Energy
Board

I-15(A)

E.B.R.O. 367-I

IN THE MATTER OF The Ontario Energy
Board Act, R.S.O. 1970, Chapter 312
and in particular section 19 thereof;

AND IN THE MATTER OF an application
by Union Gas Limited to the Ontario
Energy Board for an Order or for Orders
approving or fixing just and reasonable
rates and other charges for the sale,
distribution, transmission and storage
of gas;

AND IN THE MATTER OF an application
by Union Gas Limited to the Ontario
Energy Board pursuant to section 15(8)
and section 19 of the said Act for an
interim Order approving or fixing rates,
pending the final disposition of the
application referred to in the paragraph
above.

NOTICE OF APPLICATION AND HEARING

NOTICE is hereby given pursuant to directions of the Ontario Energy Board of the attached application to the Board. The Board's Rules of Procedure require that a Respondent who intends to oppose or otherwise intervene in an application shall file with the Secretary to the Board and serve upon the Applicant or his Solicitor, an Answer containing a clear and concise statement of his interest, of his grounds for opposing or otherwise intervening and being endorsed with his name and address. Where filing or service of the Answer is personal, it shall be effected within fourteen days after the date of service of this Notice of Application and Hearing. Filing or service of the Answer may be by registered mail, in which event the date of mailing shall be within fourteen days of service of this Notice of Application and Hearing.

The Applicant proposes in the application to proceed in two phases, the first dealing with determination by the Board of rate base, cost of service, total revenue requirement and rate of return and, after determination of the first phase, the second phase dealing with fixing by the Board of just and reasonable rates and charges.

THE BOARD HAS APPOINTED MONDAY, THE 19TH DAY OF SEPTEMBER, 1977, AT THE HOUR OF 9 A.M. AT ITS OFFICES, 9TH FLOOR, 14 CARLTON STREET, TORONTO, ONTARIO, AS THE TIME AND PLACE FOR THE HEARING OF THE APPLICATION FOR AN INTERIM ORDER CONTAINED IN PARAGRAPH 10 OF THE APPLICATION

I-15(B)

THE BOARD HAS APPOINTED MONDAY, THE 17TH DAY OF OCTOBER, 1977, AT THE HOUR OF 9 A.M. AT ITS OFFICES, 9TH FLOOR, 14 CARLTON STREET, TORONTO, ONTARIO AS THE TIME AND PLACE FOR THE HEARING OF THE PRINCIPAL APPLICATION FOR DETERMINATION OF RATE BASE, COST OF SERVICE, TOTAL REVENUE REQUIREMENT AND RATE OF RETURN.

All customers of the Applicant are affected. If any person notified of these hearings does not attend at the hearing, the Board may proceed in his absence and he will not be entitled to any further notice in the proceedings. In its decisions the Board may increase or decrease any rate proposed by the Applicant.

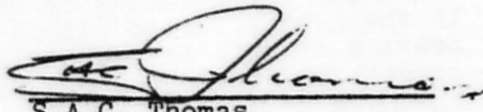
Copies of the Applicant's material and prefiled evidence in support of the interim application will be available for inspection on and after the afternoon of Friday, September 2, 1977, at the above mentioned offices of the Board and at Union's principal offices in the Cities of Windsor, Chatham, Sarnia, London, Waterloo and Hamilton and shall be served on all Intervenor.

Copies of the Applicant's material and prefiled evidence in support of the principal application dealing with rate base, cost of service, total revenue requirement and rate of return will be available for inspection at the same places on and after the afternoon of Friday, the 23rd day of September, 1977 and shall be served on all Intervenor.

The address of the Board is as set out above and the Applicant's Solicitors are McNevin, Gee & O'Connor, 43 William Street North, Chatham, Ontario N7M 5K1.

DATED at Toronto this 5th day of August, 1977.

ONTARIO ENERGY BOARD



S.A.C. Thomas
Secretary to the Board

I-15(c)

E.B.R.O. 367-I

ONTARIO ENERGY BOARD

IN THE MATTER OF The Ontario Energy Board Act, R.S.O. 1970, Chapter 312 and in particular section 19 thereof;

AND IN THE MATTER OF an application by Union Gas Limited to the Ontario Energy Board for an Order or for Orders approving or fixing just and reasonable rates and other charges for the sale, distribution, transmission and storage of gas;

AND IN THE MATTER OF an application by Union Gas Limited to the Ontario Energy Board pursuant to section 15(8) and section 19 of the said Act for an interim Order approving or fixing rates, pending the final disposition of the application referred to in the paragraph above.

-: NOTICE OF APPLICATION AND HEARING :-

McNEVIN, GEE & O'CONNOR,
Barristers, etc.,
43 William St. N.,
CHATHAM, Ontario.

I-15(d)

ONTARIO ENERGY BOARD

IN THE MATTER OF The Ontario Energy Board Act, R.S.O. 1970, Chapter 312 and in particular Section 19 thereof;

AND IN THE MATTER OF an Application by Union Gas Limited to the Ontario Energy Board for an Order or for Orders approving or fixing just and reasonable rates and other charges for the sale, distribution, transmission and storage of gas;

AND IN THE MATTER OF an Application by Union Gas Limited to the Ontario Energy Board pursuant to Section 15 (8) and Section 19 of the said Act for an Interim Order approving or fixing rates, pending the final disposition of the Application referred to in the paragraph above.

-: A P P L I C A T I O N -:

1. Union Gas Limited ("Union") is a regulated public utility incorporated under the laws of the Province of Ontario with Head Office at the City of Chatham, in the County of Kent.
2. Union conducts an integrated gas utility business which combines the operation of producing, purchasing, transmitting and storing natural gas ("gas"), of storing and/or transmitting gas for others, of selling gas to other utilities for resale and of distributing, supplying and selling gas to ultimate consumers in its franchise area in Southwestern Ontario.
3. Union now applies to the Ontario Energy Board ("the Board") pursuant to Section 19 of The Ontario Energy Board Act, R.S.O. 1970, Chapter 312 ("the Act") for an Order or Orders approving or fixing just and reasonable rates and other charges for the sale of gas and for the storage and transmission of gas for others.
4. By Subsection 2 of said Section 19 of the Act, the Board in approving or fixing rates and other charges is required

I-15(E)

to determine a rate base for the applicant and to determine if the return produced or to be produced on the rate base is reasonable. Union therefore proposes that this Application proceed in two phases, the first phase ("Phase I") to deal with determination by the Board of rate base, cost of service, total revenue requirement and rate of return, and, after determination of the first phase, then the second phase ("Phase II") to deal with approving or fixing by the Board of just and reasonable rates and other charges for the sale of gas by Union to all of its customers and for the storage and transmission of gas by Union for others.

5. Since the last increase in Union's rates, Union has been experiencing substantial further increases in the cost of purchased gas, particulars of which are provided hereunder. As a result, Union is also applying to the Board at this time for an Interim Order or Interim Orders authorizing it to increase its rates so as to recover the increased costs resulting therefrom.

6. Cost of gas purchased by Union for resale is the major item of cost for Union, which buys over ninety percent (90%) of its gas from TransCanada PipeLines Limited ("TransCanada"). The rates charged by TransCanada to Union are subject to the provisions of the Petroleum Administration Act of the Parliament of Canada, administered by the National Energy Board on behalf of the Minister of Energy, Mines and Resources (Federal). By Order in Council P.C. 1977-2134 dated the 28th day of July, 1977, the Natural Gas Price Regulations prescribing the prices at which gas is sold in TransCanada's system were amended with the effect of increasing the price at which TransCanada sells gas to Union by 17.55 cents per one thousand cubic feet, effective August 1, 1977. On a

I-15(F)

- 3 -

twelve month basis, this will increase Union's cost of gas by approximately \$41,000,000.00.

7. Union also purchases gas from local Ontario suppliers, and the price of a major portion of such gas is based on the price paid by Union to TransCanada for gas deliveries under the latter's Annual Contract Quantity (ACQ) rate schedule. Union estimates that as a result of the August 1, 1977 increase in the price charged by TransCanada for ACQ service, the price which Union will pay for its Ontario supplies will increase by approximately 16 cents per one thousand cubic feet, effective September 1st, 1977. On a twelve month basis, this will amount to a further increase of approximately \$600,000.00 in Union's cost of gas.

8. None of the gas cost increases mentioned above has been included in any previous Order of the Board.

9. Because of its inventory of gas in storage as of August 1, 1977, Union is able to postpone increasing the price of gas it charges to its customers.

10. Union therefore now applies to the Board for an Interim Order under Subsection 8 of Section 15 of the Act and pursuant to Section 19 of the Act, pending the final disposition of this Application authorizing it to charge the following increases in the price per Mcf at which it sells its gas and in the charges for the services herein described, such increases to apply notwithstanding any existing Order of the Board:-

- (a) Effective on and after the 1st day of September, 1977, with respect to all gas sold to customers who purchase under contracts containing escalation clauses, the full amount of the increases above described in the purchased cost of gas which it may pass on under the escalation clauses contained in such contracts.
- (b) Effective with consumption on and after the 1st day of November, 1977, with respect to all of

I-15(9)

its customers other than those who purchase under contracts containing escalation clauses, their proper share of the increases above described in the purchased cost of gas which Union presently estimates at 18.50 cents per Mcf.

- (c) Effective on and after the 1st day of September, 1977, the following increases in the Storage Service Charge under Rate #12 resulting from the above described gas cost increases,
- (1) 0.03 cents per Mcf in the Space Charge,
 - (11) 4.10 cents per Mcf in the Demand Charge, and,
 - (111) 0.08 cents per Mcf in the Commodity Charge.

11. With respect to the Application for an Interim Order contained in paragraph 10 hereof, Union proposes that the Board should dispense with the determination of a rate base at this time and that the Board's Interim order be subject to whatever terms and conditions the Board may prescribe, including provision for refund or other adjustment at the Order of the Board in the event and to the extent that the Board in the final disposition of this Main Application should find that the revenues derived from the increases requested in this Interim Application, are more than fair and reasonable.

12. The persons affected by these Applications are the customers resident or located in the municipalities, police villages and Indian Reserves served by Union, together with those to whom Union wholesales gas or for whom it transmits or stores gas. It is impractical to set out in this Application the names and addresses of such parties because they are too numerous. The classes of persons affected are the residential, commercial and industrial customers of Union and the wholesale, transmission and storage customers of Union. Any and all of them may be affected with respect to their gas rates in the final determination of

I-15(H)

- 5 -

DELIVERED and SIGNED on behalf of Union this 4th
day of August, 1977 by McNevin, Gee & O'Connor, Barristers, etc.,
43 William Street, North, Chatham, Ontario, Solicitors for Union.

McNevin, Gee & O'Connor
McNevin, Gee & O'Connor

I-15(I)

ONTARIO ENERGY BOARD

IN THE MATTER OF The Ontario Energy Board Act, R.S.O. 1970, Chapter 312 and in particular Section 19 thereof;

AND IN THE MATTER OF an Application by Union Gas Limited to the Ontario Energy Board for an Order or for Orders approving or fixing just and reasonable rates and other charges for the sale, distribution, transmission and storage of gas;

AND IN THE MATTER OF an Application by Union Gas Limited to the Ontario Energy Board pursuant to Section 15(8) and Section 19 of the said Act for an Interim Order approving or fixing rates, pending the final disposition of the Application referred to in the paragraph above.

-: A P P L I C A T I O N :.

McNEVIN, GEE & O'CONNOR,
Barristers, etc.,
43 William St. N.,
CHATHAM, Ontario.

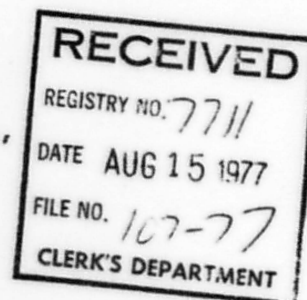
I-16 Ontario

Ministry of Housing
Community Housing
416-965-9640

101 Bloor St. W.
12th Floor
Toronto, Ontario
M5S 1P8

August 9, 1977

His Worship Mayor R. Searle,
City of Mississauga,
1 City Centre Drive,
Mississauga, Ontario.
L5B 1M2



Dear Mayor Searle:

As you may know, every year we attempt to outline the status of the Rent Supplement Program in the City of Mississauga and bring you up to date on any changes in the Program.

Rental units are made available to Ontario Housing Corporation through various programs. The regular Rent Supplement Program relates to units in the private sector and should not be confused with the rent supplement component in the non-profit sector.

In March of 1976 the Community Integrated Housing Program was discontinued as the more comprehensive OMC and CMHC Accelerated Programs were found to be effectively providing lower income family housing. The federal government, through Central Mortgage and Housing Corporation has introduced a new program designed to stimulate the construction of moderately priced rental housing (The Assisted Rental Program).

Central Mortgage and Housing Corporation is providing Ontario Housing Corporation with a list of projects which have been approved under this program. It is our practice to contact these developers during the construction period to determine if they are interested in participating in the Rent Supplement Program.

The tenants housed in all rent supplement units are chosen from the local waiting lists and are required to pay a rent-based-on-income. The Ontario Housing Corporation pays the difference between this rent and the market rent negotiated with the landlord. The cost of the subsidy is shared: 50% by the federal government, 42 1/2% by the province and 7 1/2% by the municipality.

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FLEMING

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I-16(A)

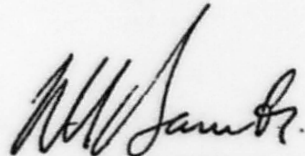
2

His Worship Mayor R. Searle (Cont'd)

The Schedule "A" attached herewith provides further details on the units which have come on stream during 1976 as required in our municipal subsidy agreement.

As the Rent Supplement Program comes under the Ministry of Housing's "New Approach to Assisted Housing", the Ministry Co-ordinators for your area will be contacting you in due course.

Yours sincerely,



W. G. Barrett
Acting Regional Director
Central East Region

Encl.

I-16(B)

RENT SUPPLEMENT PROGRAM - SUBSIDY AGREEMENT

SCHEDULE "A"

Reference Page 3. 2.

Units under agreement
to December 31, 1976

<u>NAME OF PROPONENT</u>	<u># OF UNITS</u>	<u>PLACE</u>
Burnhamdale Invst. Ltd.	4-3 BR.	1560 Bloor St. E.
Phi International Inc.	9-1 BR.	1485 Williamsport
	1-2 BR.	
	3-3 BR.	
	4-1 BR.	3480 Havenwood
	2-2 BR.	
	3-3 BR.	
	2-3 BR.	1980 Fowler Drive
Tiffany Apts.	2-1 BR.	100 Dundas St. E.
2100 Camilla Road Ltd.	1-1 BR.	2100 Camilla Rd.
Erimore Invst. Ltd.	10-3 BR.	942 Forestwood Dr.
	16-3 BR.	3400 Credit Woodlands Dr.
	1-4 BR.	
Rice Construction Co. Ltd.	4-1 BR.	1190 Forestwood Dr.
	3-1 BR.	1180 Forestwood Dr.
	1-2 BR.	
	10-1 BR.	1180 & 1190 Forestwood Drive

RENEWED AGREEMENTS

2100 Camilla Rd. Ltd.	3-1 BR.	2100 Camilla Rd.
Tiffany Apartments	8-1 BR.	100 Dundas St. E.
	7-2 BR.	
Flowertown Shopping Centre	10-1 BR.	2070 Camilla Rd.
	3-2 BR.	
Westchester Apts.	3-1 BR.	1219 Dundas St. E.
Flowertown Shopping Centre	4-1 BR.	2070 Camilla Rd.
	1-2 BR.	
Burnhamdale Investments Ltd.	6-3 BR.	1560 Bloor St. E.

I-16(c)

RENT SUPPLEMENT PROGRAM - SUBSIDY AGREEMENT

APPENDIX "A"

Reference Page 2 (iv) c)

Schedule of Administrative Expenses

Administrative Fee	\$6.04 per housing unit per month
Development Fee -a one-time fee payable for new units accepted during each calendar year.	\$50.00 per housing unit

The above fees are those which were in effect during the calendar year 1976 and are subject to change on an annual basis during the currency of the agreement. Any changes are the result of negotiations between the Corporation and Central Mortgage and Housing Corporation based on actual administrative costs at the time.

MUNICIPAL CONDITIONS:

I-17



M 7764

Ontario Municipal Board

IN THE MATTER OF Section 63 of
The Assessment Act, (R.S.O.
1970, c. 32)

- and -

IN THE MATTER OF an appeal from
the decision of His Honour Judge
West, Judge of the Judicial District
of Halton-Peel, dated the 13th day
of October, 1976, with respect to
the assessment returned for taxation
in 1975 and 1976 of part of Lots 22
and 23, in Concession 3 on Roper
Avenue, in the City of Mississauga,
Assessment Roll Number 21 05 020
019 08500 0000

B E T W E E N :

Lorne Park Estates Association

Appellant

- and -

The Regional Assessment Commissioner,
Region Number 15 and The Corporation
of the City of Mississauga

Respondents

APPOINTMENT FOR HEARING

THE ONTARIO MUNICIPAL BOARD hereby appoints Friday, the
28th day of October, 1977, at the hour of ten o'clock (local
time), in the forenoon, at the Bramalea Civic Centre at
Bramalea, for the hearing of this appeal.

If you do not attend and are not represented at this hearing,
the Board may proceed in your absence and you will not be
entitled to any further notice of the proceedings.

In the event the decision is reserved persons taking part
in the hearing may request a copy of the decision from the
presiding Board Member. Such decision will be mailed to
you when available.

DATED at Toronto, this 18th day of August, 1977.

SECRETARY

✓ TO BE RECEIVED. COPY HAS
BEEN SENT TO B. CLARK AND
R. JOHNSTON



I-17(A)

M 77145

Ontario Municipal Board

IN THE MATTER OF Section 63
of The Assessment Act, (R.S.O.
1970, c. 32),

- and -

IN THE MATTER OF an appeal from
the decision of the Assessment
Review Court, dated the 18th day
of April, 1977, with respect to
the assessment returned for taxation
in 1977, of part of Lots 22 and 23,
Concession 3 on Roper Avenue in the
City of Mississauga, Assessment Roll
Number 2105 020 019 085-00 0000

B E T W E E N :

Lorne Park Estates Association

Appellant

- and -

The Regional Assessment Commissioner,
Region No. 15 and The Corporation of
the City of Mississauga

Respondents

APPOINTMENT FOR HEARING

THE ONTARIO MUNICIPAL BOARD hereby appoints Friday, the
28th day of October, 1977, at the hour of ten o'clock (local
time) in the forenoon, at the Bramalea Civic Centre at
Bramalea for the hearing of this appeal.

If you do not attend and are not represented at this hearing,
the Board may proceed in your absence and you will not be
entitled to any further notice of the proceedings.

In the event the decision is reserved persons taking part
in the hearing may request a copy of the decision from the
presiding Board Member. Such decision will be mailed to
you when available.

DATED at Toronto, this 18th day of August, 1977.

SECRETARY

I-18



R762064

(NOTE: BY-LAW 449-76
To establish on-site
parking requirements
and to require the
identification of
visitor parking spaces)

Ontario Municipal Board

IN THE MATTER OF Section 3,
of The Planning Act (R.S.O.
1970, c. 349),

- and -

IN THE MATTER OF an application
by The Corporation of the City
of Mississauga for approval of
its Restricted Area By-law
449-76

APPOINTMENT FOR HEARING

THE ONTARIO MUNICIPAL BOARD hereby appoints Monday, the
31st day of October, 1977 at the hour of ten o'clock
(local time) in the forenoon at the Board's Chambers,
180 Dundas Street West (8th Floor) in the City of Toronto,
for the hearing of all parties interested in supporting
or opposing this application.

If you do not attend and are not represented at this
hearing, the Board may proceed in your absence and you
will not be entitled to any further notice of the
proceedings.

In the event the decision is reserved, persons taking
part in the hearing may request a copy of the decision
from the presiding Board Member. Such decision will be
mailed to you when available.

DATED at Toronto this 15th day of August, 1977

This Hearing is being held primarily to decide whether the above mentioned by-law
should or should not be approved. Requests for changes will only be considered
by special leave granted by the Board and if sufficient advance notice has been
given to the Clerk of the municipality to permit notice of such requests to
neighbouring property owners. It should be noted also that any decision made
at this Hearing is subject to the right of any person interested to apply for
an amendment under Section 35(12) of The Planning Act.

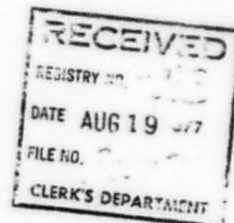
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IN ACCORDANCE WITH THE
BOARD'S DIRECTION

SECRETARY



A 77743

I-19



Ontario Municipal Board

IN THE MATTER OF Section 42 of
The Planning Act (R.S.O. 1970,
c. 349) as amended,

- and -

IN THE MATTER OF an appeal by
Ian D. MacPherson from a decision
of the Committee of Adjustment of
the City of Mississauga

BEFORE :

W. SEUB, C.C.
Chairman

- and -

A. L. McCRAE,
Vice-Chairman

)
)
) Thursday, the 11th day of
)
) August, 1977
)

UPON APPEAL from a decision of the Committee of Adjustment granting an application numbered 296/77 by J. Beck Wilson and Hilda M. Wilson for a variance from the provisions of By-law 5500 of the City of Mississauga, as amended, for permission to create two residential lots which will have frontages of 72 feet and 85 feet, whereas the said by-law requires a minimum lot frontage of 100 feet, the lands in question being composed of part of Lot 11, Concession 3, W.H.S., upon the conditions set out in the said decision, and the appeal having been withdrawn by memorandum in writing filed;

THE BOARD ORDERS, that this appeal is hereby dismissed.

SECRETARY

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COPY HAS BEEN SENT TO
W. TAYLOR, R. EDMUNDS & B. CLARK

I-20



A 77857

Ontario Municipal Board

IN THE MATTER OF Section 42
of The Planning Act (R.S.O.
1970, c. 349) as amended,

- and -

IN THE MATTER OF an appeal by
Nick Whitelaw and Richard
Abela from a decision of the
Committee of Adjustment of the
City of Mississauga

RECEIVED	
REGISTRY NO.	
DATE	AUG 25 1977
FILE NO.	
CLERK'S DEPARTMENT	

APPOINTMENT FOR HEARING

Nick Whitelaw and Richard Abela having appealed from a decision of the Committee of Adjustment of the City of Mississauga dated the 26th day of May, 1977, whereby the Committee dismissed an application by Pietro Di Blasio and Antonio Di Blasio for a variance from the provisions of By-law 5500 of the City of Mississauga, as amended, for permission to sell automobiles from a small part of the subject premises, notwithstanding the provisions of the said by-law, which does not permit such use in an M2 Industrial zone; the lands in question being composed of Part of Block "G", according to Registered Plan 924, and known municipally as 1885 Sismet Road, Unit 6 South;

THE ONTARIO MUNICIPAL BOARD hereby appoints Thursday, the 27th day of October, 1977 at the hour of ten o'clock (local time) in the forenoon at the Board's Chambers, 180 Dundas Street West (8th Floor) in the City of Toronto for the hearing of all persons who desire to be heard in support of or in opposition to the appeal.

If you do not attend and are not represented at this hearing, the Board may proceed in your absence and you will not be entitled to any further notice of the proceedings.

In the event the decision is reserved persons taking part in the hearing may request a copy of the decision from the presiding Board Member. Such decision will be mailed to you when available.

DATED at Toronto this 23rd day of August, 1977.

✓ TO BE RECEIVED
COPY HAS BEEN SENT TO
W. TAYLOR, R. EDMUNDS & B. CLARK

SECRETARY



A 762183

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I-21

Ontario Municipal Board

IN THE MATTER OF Section 42 of
The Planning Act, (R.S.O. 1970,
c. 349) as amended

- and -

IN THE MATTER OF an appeal by
Inez Strome from a decision of
the Regional Municipality of
Peel Land Division Committee

C O U N S E L :

Basil Clark, Q.C.	- for City of Mississauga
L.W. Stewart, Q.C.	- for The Regional Municipality of Peel

DECISION OF THE BOARD delivered by A.H. ARRELL

Inez Strome the appellant, is the owner of Lots 12 and 13, Plan 399 in the present City of Mississauga. Her residence is mainly on Lot 12. She cannot however, sell off the whole of Lot 13 because of the location of her residence and the necessity of providing for a side yard. She therefore seeks to sell the balance of Lot 13 after retaining her present residence and the necessary side yard.

Lot 13 is at the corner of Sequin Crescent and Wateska Boulevard. The corner is rounded. The area of the parcel sought to be severed is 9,754 square feet. It would create a parcel with a flankage along Sequin Crescent of a little over 43 feet and a depth at the rear of the lot of a little over 90 feet.

The severed parcel would comply with the zoning by-law. The question therefore, is would it be in keeping with the other residences in the neighbourhood. This test would appear to be in accordance with a decision of the Divisional Court written by Mr. Justice Eieff, dated the 18th day of March, 1974. Re Westmount Park Road Homeowners' Association and J.M. Peebles Limited.

The Land Division Committee concluded the proposed parcel would not be in keeping with the development in the area.

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COPY HAS BEEN SENT TO
W. TAYLOR, R. EDMUNDS & B. CLARK

I-21(A)

A 762183

2.

I concur in this conclusion on the basis of the evidence presented at the hearing. It is not only that the proposed area of the parcel would be less than that of most lots in the immediate neighbourhood, but also because of the narrow flankage on Sequin Crescent. It is doubtful if a residence could be erected in a style consistent with the homes in the immediate neighbourhood.

On this application, there was strong opposition from residents in the area. Such opposition might have been less if the appellant before she had made her application to the Land Division Committee, had showed the residents a site plan and the style of residence it was intended to erect.

As I am dismissing this appeal, it is unnecessary to deal with the question of lot levies. I would remark however, that as a levy was already paid for Lot 13 and as a new lot is not being created, their imposition would appear doubtful.

The appeal is therefore dismissed. There will be no order as to costs.

DATED at TORONTO, this 15th day of August, 1977.

A.H. ARRELL
VICE-CHAIRMAN



A 762027

10/24/76 1:
I-22

Ontario Municipal Board

IN THE MATTER OF Section 42 of
The Planning Act (R.S.O. 1970,
c. 349) as amended,

- and -

IN THE MATTER OF an appeal by
Kenneth J. Ellis from a
decision of the Committee of
Adjustment of the City of
Mississauga

C O U N S E L :

H. G. Kerr and - for Kenneth J. Ellis
A. L. Cunningham

DECISION OF THE BOARD delivered by F. G. BLAKE

This appeal is against the decision of the Committee, dated November 12, 1976, granting an application by Norma Dellio for authorization of a minor variance to reduce the side yard setback between the subject property and the adjacent Lot 36 to 6.5 feet from the setback of 8 feet required by By-law 5500. The application was granted subject to the condition that the applicant obtain a building permit. The decision indicates that it was mailed on November 15, 1976, and was subject to appeal on or before December 6, 1976. The solicitors for the appellant filed this appeal with the secretary of the Committee of Adjustment by letter dated November 16, 1976, and the copy filed with this Board bears a receipt stamp showing that it was received by the secretary on November 17, 1976. The purpose stated in the application for the variance is to permit "an elevated balcony" to remain in place in the side yard.

The problem in this matter has arisen from the determination of the applicant's husband to construct an elevated balcony attached to the rear of their residence and extending also along the side adjacent to Lot 36. The decision of the Committee indicated that the purpose of the balcony was to provide access to a side entrance because the present dwelling had only one entrance. On cross-examination at this hearing

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W. TAYLOR, R. EDMUNDS & B. CLARK

I-22(A)

A 762027

2.

Mr. Dellio agreed that there is a walk-out basement entrance at ground level at the rear of the dwelling. An application for a building permit submitted on August 11, 1976, was refused with the suggestion that revised drawings be submitted. According to the evidence of Mr. Dellio the three pages of drawings filed at this hearing as Exhibit 11 were finally accepted by the City's Building Department and a building permit issued during or about the first week of September, 1976. There are handwritten comments on each of the three pages which Mr. Dellio believes were inserted by the staff of the Building Department. The comment on the first page "Permit For Balcony Only" is inserted in such a way that it applies equally to the structure at the rear, which is described as "Proposed Porch", and to the structure in the side yard, described as "Proposed Walkway". The comment on the third page "No Intermediate Horizontal Members Allowed" is clearly marked to apply to the structure in the side yard as well as to the structure in the rear yard. In any event, the drawings indicate that the structure as proposed along the side of the house would not encroach on the required side yard of eight feet.

The evidence of Mr. Smith, a building inspector employed in the City's Building Department, proved to be of little assistance at this hearing. His statement that the building permit was issued for a rear balcony only should have been supported by a copy of that permit from the Department's records. He visited the property on October 4, 1976, because of a complaint, issued a stop work order because of the encroachment on the side yard, and advised the applicant he would have to apply to the Committee of Adjustment for authorization of a variance with respect to the side yard but could continue with the structure at the rear. The witness also stated that a second stop order was issued on December 2, 1976. His explanation that this was necessary because he had lifted the earlier stop order upon the expiry of the appeal period

I-22(B)

A 762027

3.

against the Committee's decision since he was not aware of any appeal is not satisfactory in view of the fact that the appeal period did not expire until the close of business on December 6, 1976. It appears to me that the proper procedure for lifting stop work orders in these circumstances would require notification in writing from the Committee's secretary that the appeal period had expired without any appeal being filed and that the Committee's decision had become final and binding. At the very least, a check should have been made with the Committee's secretary, and in this case that would have disclosed an appeal had been received on November 17, 1976, only two days after the mailing of the decision.

Mr. Dellio stated that he waited for about ten days after the Committee's decision and then resumed construction in the side yard because he was concerned for the safety of his children and because no appeal had been filed by that time. The evidence did not establish clearly where he obtained the latter information or whether it was based on the reason alleged for lifting the stop work order. As indicated previously in this decision, the appeal was filed on the second day of the 21-day appeal period.

Mr. Delliot admitted that he was aware of the condition in the Committee's decision, but nevertheless resumed construction of the balcony in the side yard without obtaining a permit. He stated also that he was aware of the provisions of section 42 of The Planning Act and that the decision would not become final and binding until the appeal period had expired on December 6, 1976, even if there was no appeal. Upon receipt of the second stop work order on December 2, 1976, no further work was done on the structure in the side yard. The structure is substantially completed but still requires some decking and putting in a door, and it is intended to add some landscaping according to Mr. Dellio. The structures in the rear yard and in the side yard as they now appear

I-22(1)

A 762027

4.

are shown in the photographs filed as Exhibits 10 and 15 respectively. The structure in the side yard as it appeared at the time of the hearing before the Committee is shown in the photograph filed as Exhibit 3.

The fact that the structure in the side yard was commenced prior to the application to the Committee or that the construction was continued before the decision became binding and without a building permit does not affect this decision. The matter must be decided on its merits. However, if an applicant adopts irregular procedures and then fails to obtain relief and thereby suffers some hardship, he must accept that he was the author of his own misfortune.

According to the plan prepared by an Ontario Land Surveyor the side yard, measured from the lot line to a foundation post, has been reduced to 6.3 feet and this would be further reduced slightly if facing is attached to the posts. The variance required would be approximately 20 1/2 inches with a side yard of 6.3 feet.

The opinion of a well qualified appraiser, who made an appraisal of the property, is that the appellant's property would be depreciated by an amount in the range of \$2,500 to \$5,000 as a result of the wooden structure in the side yard of the applicant's property as it now appears. In his opinion this devaluation is caused by the type of construction and its appearance.

The appellant objects to the structure because of its appearance and the additional fire hazard caused by the closer proximity of the wooden structure. His wife objects because there is some loss of privacy and because of the noise caused by the applicant's children and their friends playing on the balcony which is accentuated by the wooden floor and the open space beneath it.

I-22(d)

A 762027

5.

The evidence of the appraiser and others establishes clearly that the adverse effect on the appellant's property is more than minor, and I agree with counsel for the appellant that in such case a variance should not be found to be only a minor variance, or granted for the benefit and convenience of an applicant to the detriment of an adjoining property.

The appeal is allowed and the decision of the Committee of Adjustment is set aside.

DATED at Toronto, this 16th day of August, 1977.

F. G. BLAKE
VICE-CHAIRMAN

I-23



A 7752L

Ontario Municipal Board

IN THE MATTER OF Section 42
of The Planning Act (R.S.O.
1970, c. 349) as amended,

- and -

IN THE MATTER OF an appeal by
The Corporation of the City
of Mississauga from a decision
of the Regional Municipality of
Peel Land Division Committee

RECEIVED

REGISTRY NO. 8246

DATE AUG 30 1977

FILE NO. 66 77

CLERK'S DEPARTMENT

APPOINTMENT FOR HEARING

The Corporation of the City of Mississauga having appealed from a decision of the Regional Municipality of Peel Land Division Committee dated the 6th day of April, 1977, whereby the Committee granted an application by 25536 Ontario Limited for consent to the conveyance, mortgage or charge or to an agreement for the sale and purchase of a parcel of land having a frontage of 60 feet on Carolyn Road, an average depth of 130 feet and an area of 7,800 square feet, the lands in question being composed of part of Lot 2, according to Registered Plan A 15, formerly in the Township of Toronto and now in the City of Mississauga, upon the conditions set out in the said decision;

THE ONTARIO MUNICIPAL BOARD hereby appoints Monday, the 26th day of September, 1977 at the hour of ten o'clock (local time) in the forenoon at the Bramalea Civic Centre, Bramalea for the hearing of all persons who desire to be heard in support of or in opposition to the appeal.

If you do not attend and are not represented at this hearing, the Board may proceed in your absence and you will not be entitled to any further notice of the proceedings.

In the event the decision is reserved persons taking part in the hearing may request a copy of the decision from the presiding Board Member. Such decision will be mailed to you when available.

DATED at Toronto this 26th day of August, 1977.

SECRETARY

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COPY HAS BEEN SENT TO
W. TAYLOR, R. EDMUNDS & B. CLARK



I-24

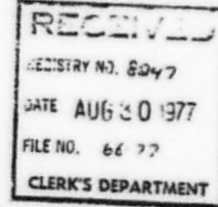
A 771118

Ontario Municipal Board

IN THE MATTER OF Section 42 of
The Planning Act (R.S.O. 1970,
c. 340) as amended,

- and -

IN THE MATTER OF an appeal by
Canadian Tire Corporation Limited
from a decision of the Regional
Municipality of Peel Land Division
Committee



B E F O R E :

A.L. McCRAE,
Vice-Chairman

-and-

J. WADDS,
Member

)
)
) Wednesday, the 24th day of
)
) August, 1977
)

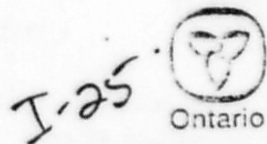
UPON APPEAL from a decision of the Land Division Committee
dismissing an application numbered E-40-77-N for consent
to the conveyance, mortgage or charge or to an agreement
for the sale and purchase of lands being composed of part
of Lot 5, Concession 1, N.D.S. formerly in the Town of
Mississauga and now in the City of Mississauga and the
appeal having been withdrawn by memorandum in writing filed;

THE BOARD ORDERS, that this appeal is hereby dismissed.

SECRETARY

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W. TAYLOR, R. EDMUNDS & B. CLARK

A77-1
143



Ministry of
Revenue

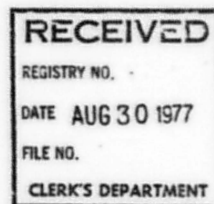
Assessment
Region No. 15

416 / 270-8050

55 City Centre Drive
Mississauga
L5B 2C8

August 19, 1977

Mr. T. Julian
City Clerk
City of Mississauga
1 City Centre Drive
Mississauga, Ontario



Re: 1977 Apportionments
Region of Peel

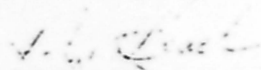
Dear Sir:

I have attached the 1977 apportionments and merged
area report for your municipality.

The assessments are based on the last revised
Assessment Roll.

The appeal time limits are set out on the report.

Yours truly,


Robert H. Beach
Regional Assessment Commissioner
Halton-Peel

RHB/mc
encl.

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BEEN SENT TO D. OGILVIE,
H. DROOGENDYK, W. MUNDEN
R. JOHNSTON

I-25(A)

REGIONAL MUNICIPALITY OF PEEL
1977 WEIGHTED ASSESSMENT REPORT

<u>Area Municipality</u>	<u>Total Weighted Assessment</u>	<u>Percentage Apportionment</u>
City of Mississauga	\$ 3,162,757,996	69.86
City of Brampton	1,154,360,000	25.50
Town of Caledon	210,237,967	4.64
TOTAL	4,527,355,963	100.00

Any appeal against this report must be made in writing to the Ontario Municipal Board within thirty (30) days of the date that the report was issued. (Sec. 81 Regional Municipality of Peel Act).

Regional Assessment Commissioner:

Dated: Aug 19, 1977

I-25(B)

REGIONAL MUNICIPALITY OF PEEL

1977 WEIGHTED ASSESSMENT REPORT FOR MERGED AREAS

<u>AREA MUNICIPALITY</u>	<u>TOTAL WEIGHTED ASSESSMENT</u>	<u>PERCENTAGE APPORTIONMENT</u>
<u>CITY OF MISSISSAUGA</u>		
Mississauga (Pt.)	2,730,129,563	94.10
Port Credit	97,841,629	3.37
Streetsville	66,459,047	2.29
Oakville	6,904,944	0.24
TOTAL	2,901,335,183	100.00
<u>CITY OF BRAMPTON</u>		
Brampton	506,582,313	45.25
Chinguacousy (Pt.)	559,415,558	49.97
Toronto Gore	19,693,919	1.76
Mississauga (Pt.)	33,836,790	3.02
TOTAL	1,119,528,580	100.00
<u>TOWN OF CALEDON</u>		
Albion	65,359,769	31.87
Caledon	50,861,670	24.80
Caledon East	6,485,754	3.16
Bolton	46,664,255	22.76
Chinguacousy (Pt.)	35,694,980	17.41
TOTAL	205,066,428	100.00

REGIONAL ASSESSMENT COMMISSIONER

DATED: April 19, 1977

(c) 55-1

REGIONAL MUNICIPALITY OF PEEL
EQUIVALENT ASSESSMENT OF PAYMENTS RECEIVED
To be included in the Apportionment

PAGE 2

MUNICIPALITY	PROVINCIAL PARKS PAYMENTS	UNIVERSITY & CAAT PAYMENTS	CORRECT- IONAL INSTIT- UTIONS PAYMENTS	PUBLIC HOSPITALS PAYMENTS	TOTAL PAYMENTS	1976 AVERAGE EQUALIZED COMM. & INDUST. MILL RATE EXCL. SCHOOL PURPOSES X 1000	EQUIVALENT ASSESSMENT TOTAL	GROSS RECEIPTS PAYMENTS	1976 AVERAGE EQUAL- IZED COMM. & IND. MILL RATE FOR ALL PURPOSES X 1000	EQUIVALENT ASSESSMENT OF GROSS RECEIPTS	EQUIVALENT ASSESSMENT OF RESOURCE EQLTN. GRANT	TOTAL EQUIVALENT ASSESSMENT (8+11+12)
1	2	3	4	5	6	7	8	9	10	11	12	13
Mississauga	0	203,650	0	24,750	228,400	13.120	17,408,536	1,740,586	29.168	59,674,506	0	77,083,042
Brampton	0	40,550	23,400	22,500	86,450	14.036	6,159,162	651,030	29.777	21,863,519	0	28,022,681
Caledon	0	0	0	0	0	0	0	119,460	28.138	4,245,504	0	4,245,504
							23,567,698			85,783,529		109,351,227

REGIONAL MUNICIPALITY OF PEEL
MERGED AREAS APPORTIONMENT

TY OF MISSISSAUGA

1 9 7 7

PAGE 1

Area Municipality and Merged Area	1976 Res. & Farm Assessment	Weighted Res. & Farm Assessment (85% of Col. 2)	1976 Comm. & Ind. Assessment	Total 1976 Col. 3 & Col. 4, Weighted Assessment	Percentage of Liability
1	2	3	4	5	6
Mississauga (Pt.)	\$ 2,140,994,375.	\$ 1,819,845,218.	\$ 910,284,345.	\$ 2,730,129,563.	94.10
Port Credit	80,135,640.	68,115,294.	29,726,335.	97,841,629.	3.37
Streetsville	59,743,920.	50,782,332.	15,676,715.	66,459,047.	2.29
Oakville (Pt.)	5,663,660.	4,814,111.	2,090,833.	6,904,944.	0.24
TOTALS	2,286,537,595.	1,943,556,955.	957,778,228.	2,901,335,183.	100.00

I-25(d)

I-25(E)

REGIONAL MUNICIPALITY OF PEEL

MERGED AREAS APPORTIONMENT

PAGE 1

City of Brampton

1977

AREA MUNICIPALITY and Merged Area	1976 Res. & Farm Assessment	Weighted Res. & Farm Assessment (85% of Co. 2)	1976 Comm. & Ind. Assessment	Total 1976 Col. 3 & Col. 4, Weighted Assess- ment	Percent of Liability
1	2	3	4	5	6
Brampton	\$ 397,950,110.	\$ 338,257,593.	\$ 168,324,720.	\$ 506,582,313.	\$ 45.25
Chinguacousy (Pt.)	387,562,145.	329,427,823.	229,987,735.	559,415,558.	49.97
Toronto Gore	20,376,205.	17,319,774.	2,374,145.	19,693,919.	1.76
Mississauga (Pt.)	11,968,065.	10,172,855.	23,663,935.	33,836,790.	3.02
TOTALS	817,856,525.	695,178,045.	424,350,535.	1,119,528,580.	100.00

I-25(F)

Area Municipality and Merged Area	1976 Res. & Form Assessment	Weighted Res. & Form Assessment (85% of Col. 2)	1976 Comm. & Ind. Assessment	Total 1976 Col. 3 & Col. 4 Weighted Assessment	Percent of Liability
Alton	\$ 70,538,641.	\$ 59,957,844.	\$ 5,401,925.	\$ 65,359,769.	31.87
Caledon	55,351,065.	47,048,405.	3,813,265.	50,861,670.	24.80
Caledon East	6,963,740.	5,919,179.	566,575.	6,485,754.	3.16
Bolton	42,893,795.	36,459,725.	10,204,530.	46,664,255.	22.76
Chinguacousy (Pt.)	40,660,254.	34,561,215.	1,133,765.	35,694,980.	17.41
TOTALS	216,407,495.	183,946,368.	21,120,060.	205,066,428.	100.00

Town of Caledon

REGIONAL MUNICIPALITY OF PEEL
MERGED AREAS APPORTIONMENT
1977

PREVIOUS DOCUMENT
RE-FILMED

REGIONAL MUNICIPALITY OF PEEL

MERGED AREAS APPORTIONMENT

PAGE 1

1977

Town of Caledon

Area Municipality and Merged Area	1976 Res. & Farm Assessment 2	Weighted Res. & Farm Assessment (85% of Col. 2) 3	1976 Comm. & Ind. Assess- ment 4	Total 1976 Col. 3 & Col. 4 Weighted Assess- ment 5	Percent of Liability 6
Albion	\$ 70,538,641.	\$ 59,957,844.	\$ 5,401,925.	\$ 65,359,769.	31.87
Caledon	55,351,065.	47,048,405.	3,813,265.	50,861,670.	24.80
Caledon East	6,963,740.	5,919,179.	566,575.	6,485,754.	3.16
Bolton	42,893,795.	36,459,725.	10,204,530.	46,664,255.	22.76
Chinguacousy (Pt.)	40,660,254.	34,561,215.	1,133,765.	35,694,980.	17.41
TOTALS	216,407,495.	183,946,368.	21,120,060.	205,066,428.	100.00

J-25(F)

I-2579

REGIONAL MUNICIPALITY OF PEEL
GRANT IN-LIEU ASSESSMENT EQUALIZED

1977

PAGE 3

AREA MUNICIPALITY AND MERGED AREAS	VALUATION OF PROPERTIES ELIGIBLE FOR GRANT IN-LIEU PAYMENTS (INCL. SEC. 35)						TOTAL GRANTS & EQUIVALENT ASSESSMENT
	FEDERAL		PROVINCIAL		MUNICIPAL		
	85% RES.	2. COMM.	85% RES.	3. COMM.	4. RES.	COMM.	
	5.						
City of Mississauga	65,433	111,142,270	6,704,103	62,873,735	-	3,554,230	184,339,771
City of Brampton	-	731,300	1,948,684	2,676,935	-	1,451,820	6,808,739
Town of Caledon	0	142,740	166,600	402,510	-	214,185	926,035
	65,433	112,016,310	8,819,387	65,953,180		5,220,235	192,074,545

REGIONAL MUNICIPALITY OF PEEL
APPORTIONMENT OF AREA MUNICIPALITIES

PAGE 4

1977

AREA MUNICIPALITY 1	TOTAL 1976 WEIGHTED ASSESSMENT (Pg.1 Col.5) 2	GRANT IN LIEU ASSESSMENTS 3	TOTAL WEIGHTED EQUIVALENT ASSES- MENT 4	TOTAL WEIGHTED & EQUIVALENT ASSES- MENT (Col.2+3+4) 5	PERCENTAGE OF LIABILITY 6
City of Mississauga	\$ 2,901,335,183.	\$ 184,339,771.	\$ 77,083,042.	\$ 3,162,757,996.	69.86
City of Brampton	1,119,528,580.	6,808,739.	28,022,681.	1,154,360,000.	25.50
Town of Caledon	205,066,428.	926,035.	4,245,504.	210,237,967.	4.64
TOTALS	4,225,930,191.	192,074,545.	109,351,227.	4,527,355,963.	100.00

(H) 52-1



City of Mississauga

MEMORANDUM

R-1

Mr. Terence L. Julian

Mr. Bruce B. Wilkinson

City Clerk

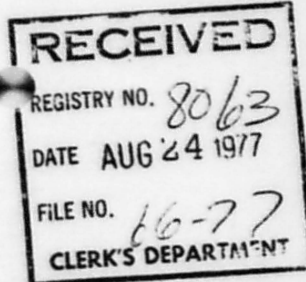
Property Agent

August 24, 1977

SUBJECT: Kamato Holdings Limited, Land Division Committee Application "B" 134/77-M, Part of West half Lot 4 Concession 3 EHS.

ORIGIN: Letter of The Land Division Committee, August 4, 1977.

COMMENTS: As requested we have prepared an estimate of the current gross market value of the subject property for the purpose of levying the cash payment in lieu of the 5% land dedication for park purposes.



The property is part of the West half of Lot 4 Conc.3 EHS located on Ambler Drive as indicated on the attached sketch. The zoning is M-1 industrial, the usual utilities and services are available.

The proposed severance will create one industrial building lot having a frontage of approximately 150 feet for the east limit of Ambler Drive with an area of approximately 1.789 acres.

The site has been inspected and a study of comparable sales data has been made. The analysis of the available evidence indicated a gross market value of \$161,000.00 for the created industrial lot as a result of Application "B" 134/77-M. On this basis the amount of \$8,050.00 is recommended as the cash contribution in lieu of the 5% dedication of land.

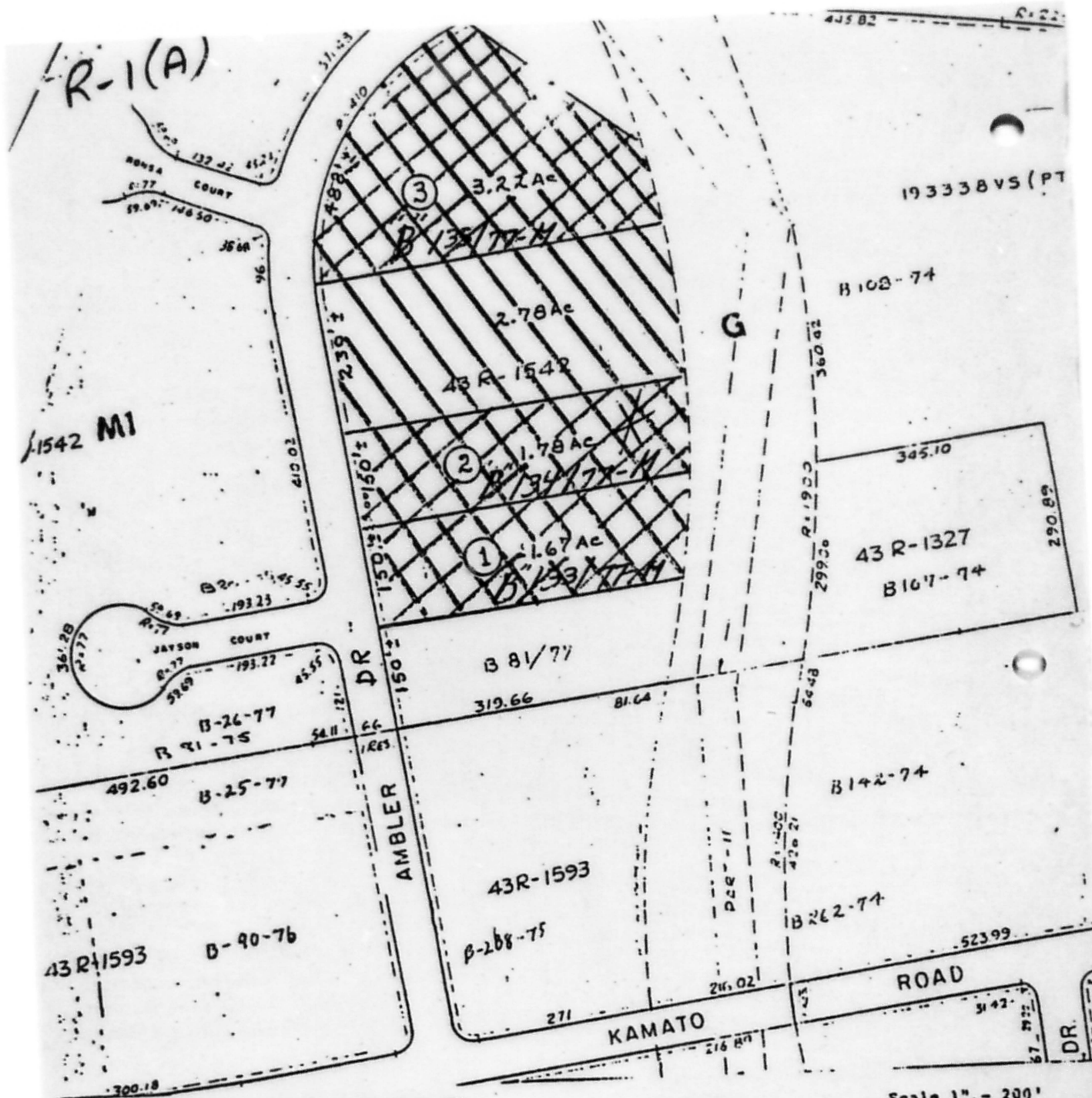
RECOMMENDATION: That the sum of \$8,050.00 be accepted as the cash payment in lieu of the 5% land dedication in connection with Application "B" 134/77-M, Kamato Holdings Limited, Part of Lot 4 Conc.3 EHS being an industrial lot located on Ambler Drive, zoned M-1.

Yours very truly,

Bruce B. Wilkinson
Property Agent

BBW:iw
Encl.

TO BE RECEIVED
RESOLUTION AVAILABLE



APPLICATION FOR CONSENT

MISSISSAUGA

Scale 1" = 200'

Assessed Owner KAMATO HOLDINGS LTD. Assessment roll 116-20200 Ward 5

1. Name of Owner/applicant (SAME) Location AMBLER DR

2. Address 1 VULCAN ST. REXDALE, ONT. M9W 1A3 Tel. No. 245-2321

3. Name of Agent (if any) SIGITTA DEV. MGMT. INC. Tel. No. "

4. Address AS ABOVE

An application for Consent as mention in Section 23 of The Planning Act Date received JUNE 20/77

Type of transaction for which application for consent is being made: Plan date JUNE 21/77



City of Mississauga

MEMORANDUM

R-2

Mr. Terence L. Julian

Mr. Bruce B. Wilkinson

City Clerk

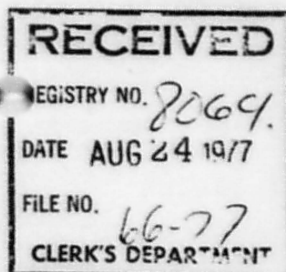
Property Agent

August 23, 1977

SUBJECT: Kamato Holdings Limited, Land Division Committee Application "B" 133/77-M, Part of West half Lot 4 Conc.3 EHS.

ORIGIN: Letter of The Land Division Committee, August 4, 1977.

COMMENTS: As requested we have prepared an estimate of the current gross market value of the subject property for the purpose of levying the cash payment in lieu of the 5% land dedication for park purposes.



The property is part of the West half of Lot 4 Conc.3 EHS located on Ambler Drive as indicated on the attached sketch. The zoning is M-1 industrial, the usual utilities and services are available.

The proposed severance will create one industrial building lot having a frontage of approximately 150 feet on the east limit of Ambler Drive with an area of approximately 1.679 acres.

The site has been inspected and a study of comparable sales data has been made. The analysis of the available evidence indicated a gross market value of \$151,000.00 for the created industrial lot as a result of Application "B" 133/77-M. On this basis the amount of \$7,550.00 is recommended as the cash contribution in lieu of the 5% dedication of land.

RECOMMENDATION: That the sum of \$7,550.00 be accepted as the cash payment in lieu of the 5% land dedication in connection with Application "B" 133/77-M, Kamato Holdings Limited, Part of Lot 4 Concession 3 EHS being an industrial lot located on Ambler Drive, zoned M-1.

Yours very truly,

Bruce B. Wilkinson
Property Agent

BBW:iw
Encl.

TO BE RECEIVED
RESOLUTION AVAILABLE



City of Mississauga

MEMORANDUM

K-3

Mr. Terence L. Julian

Mr. Bruce B. Wilkinson

City Clerk

Property Agent

August 24, 1977

SUBJECT: Kamato Holdings Limited, Land Division Committee Application "B" 135/77-M, Part of West half Lot 4 Conc.3 EHS.

ORIGIN: Letter of The Land Division Committee, August 22, 1977.

COMMENTS: As requested we have prepared an estimate of the current gross market value of the subject property for the purpose of levying the cash payment in lieu of the 5% land dedication for park purposes.

RECEIVED
PROPERTY NO. 8062
DATE AUG 24 1977
FILE NO. 66-77
CLERK'S DEPARTMENT

The property is part of the West half of Lot 4 Conc.3 EHS located on Ambler Drive as indicated on the attached sketch. The zoning is M-1 industrial, the usual utilities and services are available.

The proposed severance will create one industrial building lot having a frontage of approximately 488 feet on the east limit of Ambler Drive with an area of approximately 3.220 acres.

The site has been inspected and a study of comparable sales data has been made. The analysis of the available evidence indicated a gross market value of \$289,800.00 for the created industrial lot as a result of Application "B" 135/77-M. On this basis the amount of \$14,500.00 is recommended as the cash contribution in lieu of the 5% dedication of land.

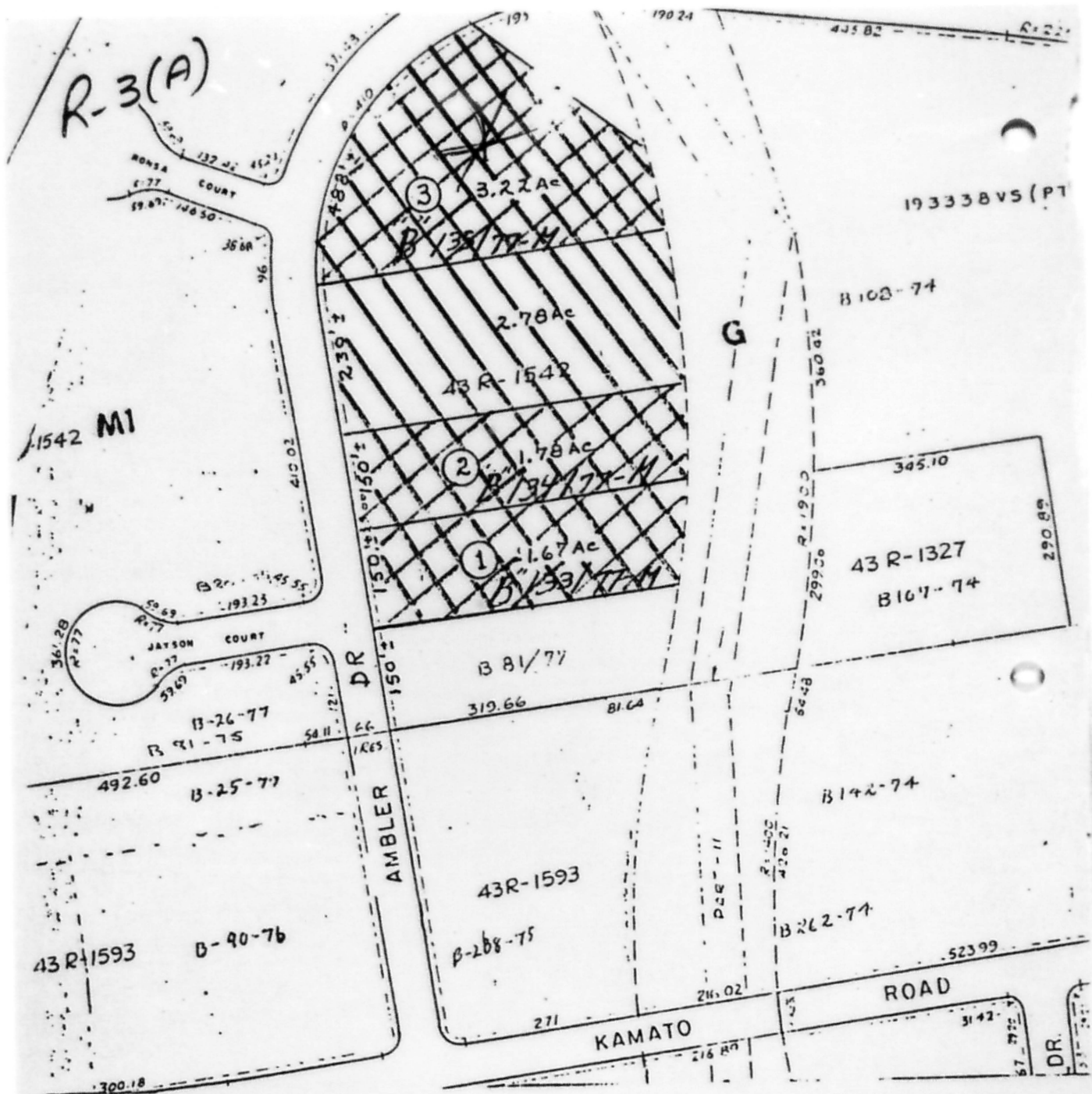
RECOMMENDATION: That the sum of \$14,500.00 be accepted as the cash payment in lieu of the 5% land dedication in connection with Application "B" 135/77-M, Kamato Holdings Limited, Part of Lot 4 Conc.3 EHS being an industrial lot located on Ambler Drive, zoned M-1.

Yours very truly

Bruce B. Wilkinson
Property Agent

BBW:iw
Encl.

TO BE RECEIVED
RESOLUTION AVAILABLE



APPLICATION FOR CONSENT

MISSISSAUGA

Scale 1" = 200'

Assessed Owner KAMATO HOLDINGS LTD. Assessment roll 116-20200 Ward 5

1. Name of Owner/applicant (SAME) Location AMBLER DR

2. Address 1 VULCAN ST. REXDALE ONT. M9W 1A3 Tel. No. 245-2321

3. Name of Agent (if any) SIGITTA DEV. MGMT. INC Tel. No. "

4. Address AS ABOVE

An application for Consent as mention in Section 29 of The Planning Act Date received JUNE 20/77

Type of transaction for which application for consent is being made: Plan date JUNE 21/77



City of Mississauga

MEMORANDUM

R-4

RECEIVED
REGISTRY NO.
DATE: AUG 10 1977
FILE NO.
CLERK'S DEPARTMENT

To Mayor and Members of Council

From E.M. Halliday, Commissioner

Dept. _____

Dept. Recreation and Parks

August 9th, 1977

SUBJECT: Tender TR-19-1977 Contract for the Supply and Planting of Trees in the City of Mississauga.

ORIGIN: 1977 Budget

COMMENTS: The following are the bids received on the above Tender:

Litz Landscaping and Enterprises Limited	\$35,157.50
Green Survival Landscaping Ltd.	37,338.75
Environs Landscape Contracting Co. Ltd.	37,793.00
Pipes Landscaping Contractors Ltd.	41,925.00

Funds are available in account number 09870-05 and project number's 77-923, 77-925, and 77-934.

RECOMMENDATION: That the bid submitted by Litz Landscaping and Enterprises Ltd. in the amount of \$35,157.50 on Tender TR-19-1977 contract for the supply and planting of trees in the City of Mississauga be accepted and the signature by-law be given the customary three readings. This being the lowest bid received.

E.M. Halliday
E.M. Halliday, Commissioner
Recreation & Parks Department

nc

Leonard R. Cohen

Commissioner of Finance

W.D. L.

City Treasurer.
Treasury Department

✓ TO BE RECEIVED
BY-LAW AVAILABLE



City of Mississauga

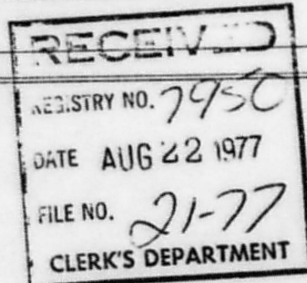
MEMORANDUM

To Mayor and Members of Council

From W. P. Taylor, P. Eng., Commissioner

Dept.

Dept. Engineering, Works & Building



August 17, 1977

Our Files: 11 151 00006A
11 141 00010

SUBJECT: Janitorial Services for the Mavis Road Works Building

ORIGIN: Engineering, Works & Building Department
(1977 Current Works Programme)

COMMENTS: Listed below is a summary of tenders received by the City of Mississauga and opened at a Public Tender opening on Tuesday, August 16, 1977.

- | | |
|--|-------------|
| 1. Cosenza Maintenance Inc. | \$10,944.00 |
| 2. Peter's Janitorial | \$11,640.00 |
| 3. San Wal Janitorial Ltd. | \$12,345.12 |
| 4. Kleen-Rite Bldg. Maintenance Co. Ltd. | \$12,600.00 |

RECOMMENDATION: 1. That the contract for the Janitorial Services for the Mavis Road Works Building be awarded to Cosenza Maintenance Inc., the lowest bidder, at the tendered price of \$10,944.00.

2. That the by-law to authorize execution of the contract for Janitorial Services for the Mavis Road Works Building be approved by Council.

W. P. Taylor, P. Eng.
Commissioner of Engineering,
Works & Building

MWB:AEM:rb
Encls.

C.C. Acting City Manager
R. G. B. Edmunds
E. Halliday
R. Hasted

✓ TO BE RECEIVED
BY-LAW AVAILABLE



City of Mississauga

R-6

MEMORANDUM

RECEIVED

REGISTRY NO. 7902

DATE AUG 19 1977

FILE NO. 11-121-00021

CLERK'S DEPARTMENT

To MAYOR AND MEMBERS OF COUNCIL

From

Bruce B. Wilkinson

Dept.

Property Agent

August 18, 1977

LADIES & GENTLEMEN:

SUBJECT:

Fairview Road East
Part Lot 1, Plan 359
(Part 1, Deposited Plan 43R-763)
File: 11 - 121 - 00021

ORIGIN:

Council May 9, 1977
By-Law 253-77

COMMENTS:

Enclosed herewith is draft by-law to establish Part Lot 1, Registered Plan 359 (Part 1, Deposited Plan 43R-763) as part of the municipal highway system to be known as Fairview Road East. The land was conveyed to the City by deed dated February 9, 1977, accepted by By-Law 253-77 and registered as Instrument No. 439037 on July 18, 1977.

The draft by-law has been approved as to form by the City Solicitor.

RECOMMENDATION:

That the by-law to establish Part Lot 1, Registered Plan 359 (Part 1, Deposited Plan 43R-763) be passed by the City and that two certified copies of the authorizing by-law be returned to the City Property Agent.

Yours very truly,

Prepared by:

Bruce B. Wilkinson, M.I.M.A., F.R.I.
Property Agent A.M.C.T.

BBW/cms
Enclosure

Approved by:

Terence L. Julian, A.M.C.T.
City Clerk

✓ TO BE RECEIVED
BY-LAW AVAILABLE



City of Mississauga

MEMORANDUM

To Mayor and Members of Council
Dept. _____

From E.M. Halliday, Commissioner
Dept. Recreation and Parks

August 24th, 1977

SUBJECT: Tennis Court Tender TR-21-1977
ORIGIN: 1977 Current Budget
COMMENTS: Funds were provided in the 1977 budget for the reconstruction of the existing courts at Thornlodge Park. Following is a summary of the tenders received:

Court Contractors Ltd.	\$ 31,000.00
Flintkote Co.	34,445.00

RECEIVED

REGISTRY NO. 8075

DATE AUG 30 1977

FILE NO. 8075

CLERK'S DEPARTMENT

The cost for the work, according to the low bid, is \$31,000.00. The Sheridan Tennis Club has committed itself to \$6,000.00 of that and we can anticipate \$6,000.00 in matching funds from Wintario, leaving a balance of \$19,000.00, to be charged to our budgeted amount of \$25,000.00. The remaining \$6,000.00 to be used to adjust and extend the lighting system.

RECOMMENDATION:

1. That the low bid of \$31,000.00 be awarded to Court Contractors Ltd. for the construction and repairs of the tennis courts in Thornlodge Park.
2. That the Sheridan Tennis Club be commended for their contribution to the project and that an application for Wintario funds be submitted immediately.

E.M. Halliday
E.M. Halliday, Commissioner
Recreation and Parks Dept.

nc

W. J. H. H. H.
Commissioner of Finance

W. J. H. H. H.
Treasury Dept.

✓ TO BE RECEIVED
BY-LAW AVAILABLE



City of Mississauga

MEMORANDUM

OUR FILE #16-111-75080

K-8

To Mayor and Members
General Committee

From William P. Taylor, P.Eng.
Commissioner

Dept. _____

Dept. Engineering Works & Building

10th August 1977

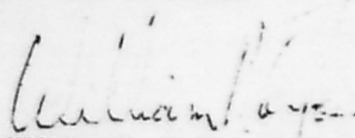
SUBJECT: Bayshore Investments Limited, T-75006, located as a northerly extension of Amity Road.

ORIGIN: Request by the Developer's Consulting Engineers, R.E. Winter & Associates Limited, to have the Engineering and Financial Agreements and the related transfers of lands and easements executed by the City of Mississauga.

COMMENTS: The subject development is comprised of nine single family lots totalling 2.9 acres and flood plain totalling 2.6 acres. The storm and sanitary services for this development were previously installed by the Region of Peel as part of their capital works programme. The remaining total estimated value of servicing cost is \$48,488.50.

RECOMMENDATION: It is, therefore, recommended that upon approval by the Legal Department of the Engineering Agreement and the transfers of lands and easements, and upon fulfilment of the outstanding items listed in our memorandum to the City Clerk, dated August 10th, 1977, the Mayor and Clerk be authorized to execute the Engineering Agreements and the transfer of lands and easements.

10 2.
CWL:SDL:MP


William P. Taylor, P.Eng.
Commissioner
Engineering Works and Building

c.c. Mr. R. Edmunds, Planning (3)
Mr. E.M. Halliday, Recreation and Parks
City Manager

✓ TO BE RECEIVED
BY-LAW AVAILABLE

RECEIVED
REGISTRY NO.
DATE AUG 12 1977
FILE NO.
CLERK'S DEPARTMENT



R-8(A)

MEMORANDUM

OUR FILE #16-111-75080

Mr. T.L. Julian

William P. Taylor, Commissioner

To _____
Dept. City Clerk

From _____
Dept. Engineering Works & Building

10th August 1977

R. E. WINTER & ASSOC. LTD.

RECEIVED

AUG 15 1977

File No. 5906

NDP

RE: BAYSHORE INVESTMENTS LIMITED
T-75006

With regard to the final submission on the above noted development,
we enclose the following items:

1. A copy of our letter to the Region of Peel.
2. Three (3) copies of the proposed plans for registration.
3. A copy of a letter from R.E. Winter & Associates indicating that they have been engaged for the design and to provide Engineering services during construction.
4. Ministry of the Environment approvals:

Certificate #7-0483-76-006	Watermains
Certificate #3-0465-76-006	Sanitary Sewers
Certificate #3-0869-76-006	Storm Sewers
5. A copy of a letter from the C.V.C.A. approving the proposed storm sewer outlet works to the Credit River.
6. A copy of a letter of credit in the amount of \$48,488.50.
7. A copy of the Insurance Certificate as per Article 16 of the Engineering Agreement.
8. Engineering and administrative fees -

Regional Engineering fee (Water) 4% of \$8,579.00	\$ 343.16
City Engineering fee (Storm sewer) 4½% of \$46,483.00 minus \$248.15 which will be recovered from the Region Engineering fee above	1,843.59

Mr. T.L. Julian
City Clerk

Page 2
August 10th, 1977

RE: BAYSHORE INVESTMENTS LIMITED
T-75006

City Engineering fee (Roads & Miscellaneous)
4 1/2% of \$39,909.50 \$1,795.93

City Administrative fee (Water) 1/2%
of \$8,579.00 42.90

Total fees payable \$4,025.58

Less fees previously paid 2,181.00

Balance Payable \$1,844.58

By copy of this memorandum, we are forwarding the following documents to
Mr. B. Clark, City Solicitor, for his approval prior to execution by the City.

1. A copy of the proposed plan for registration (M plan).
2. A copy of the Engineering Agreement.
3. Deeds, in duplicate, for Blocks being conveyed to the City of Mississauga, as per Schedule 'B', Item 1.
4. Deeds, in duplicate, for 1 foot reserve being conveyed to the Region of Peel, as per Schedule 'B', Item 2.
5. Partial discharges of mortgages for items #3 and #4 above, in duplicate.
6. Documents and reference plans, in duplicate, granting the City of Mississauga a storm sewer easement, as per Schedule 'B', Item 4.
7. Documents and reference plans, in duplicate, granting the City of Mississauga and the Region of Peel combined easements, as per Schedule 'B', Item 3.

The following items are still to be satisfied by the Developer:

1. Planning fees as determined by the Planning Department are to be received.
2. The usual certificate confirming the payment of all outstanding taxes and local improvements is to be received.
3. Region of Peel approval and execution of the Engineering Agreements is required.

Mrs. Gilbert me
ROLL No.
Beves EDWARDS-

R-8(C)

Mr. T.L. Julian
City Clerk

Page 3
August 10th, 1977

RE: BAYSHORE INVESTMENTS LIMITED
T-75006

4. Confirmation that satisfactory arrangements have been made with Mississauga Hydro regarding street lights and plant requirements is to be received.
5. Payment of the outstanding Engineering fees in the amount of \$1,844.58.

William P. Taylor
William P. Taylor, P.Eng.
Commissioner
Engineering Works and Building

CWL:MP
Enc. *Q*

- c.c. Mr. W.J. Anderson, Region of Peel
Mr. R.G.B. Edmunds, Planning (Plus attach 1 copy of M-plan)
Mr. B. Clark, Legal (Plus enclosures)
Mr. W. Munden, Treasury
Mr. E. Halliday, Parks and Recreation
Mississauga Hydro
Mr. S.D. Lawson, Engineering
Mr. D.H. Ross, R.E. Winter & Associates, 77 City Centre Drive, Mississauga.
Mr. R.W. Barker, Engineering
Mr. C.G. Hoffren, Engineering
Mr. L. Harvey, Engineering
Mr. W.S. Vinter, Engineering

GENERAL COMMITTEE OF COUNCIL

AUGUST 17, 1977

REPORT NO. 30-77

TO: The Mayor and Members of Mississauga Council.

LADIES AND GENTLEMEN:

The General Committee of Council presents its thirtieth report and recommends:

1103. That immediately upon the appointment of a new City Manager, the City Manager and Department Heads investigate the possibility of implementing Zero Base Budgeting for the year 1979 and report back to General Committee.

(04-1103-77) 33-77

1104. (a) That steps be taken forthwith to determine the areas in which the Condominium Development Committee can function.
- (b) That the Condominium Development Committee review the examination and reports and recommendations to Council on its approval or disapproval of the condominium declarations, by-laws and management agreements.

(04-1104-77) 181-77

1105. That the offer from Donline Haulage be accepted in the amount of \$7,000.00 for the sale of the retired transit vehicles, as set out in the report dated August 10, 1977, from the City Treasurer.

(04-1105-77) 112-77
21-77

1106. That the by-law to authorize the execution of the contract between International Aeradio (North America) Ltd. and the City of Mississauga dated June 1, 1977, be passed by Council.

(04-1106-77) 112-77

August 17, 1977

1107. That Council pass the by-law which authorizes the execution of a Release with respect to the Agreement dated January 7, 1975, between Jesam Investments Limited and Jan Davies Limited and the City, and the action commenced by the City against Jesam Investments Limited and Jan Davies Limited on May 5, 1976. (Hydro Mississauga Sub-Station Site at Sherobee Road and North Service Road.)

(04-1107-77) 50-77
02-77-75

1108. That the City of Mississauga not endorse the resolution passed by the City of London on August 2, 1977, regarding appointments to Suburban Road Commissions.

(04-1108-77) 67-77

1109. (a) That four used 250 watt mercury vapour streetlights be placed on existing poles on Tannery Street between Queen Street and Joymar Drive.
- (b) That one used 200 watt incandescent streetlight be installed on the existing pole in front of 75 Vista Drive.
- (c) That a purchase order for \$500.00 be issued to Streetsville Hydro to supply and install the above streetlights.
- (d) That the funds for these installations be taken from Account 08680-84 (Capital Streetlight additions from Current Accounts).

(04-1109-77) 27-77

1110. (a) That the developer of proposed plan T-75134, Gedalia Properties Limited, be required to construct the necessary channel works and that he be granted full compensation from the major water course improvement levies for same.
- (b) That the developer be required to construct the necessary concrete box culvert across the westerly north-south industrial roadway.

August 17, 1977

ITEM 1110 CONTINUED

- (c) That the City construct the necessary box culvert across Second Line East.
- (d) That the developer be required to pay the major road improvement levy.
- (e) That the construction of the box culvert across Second Line East by the City, be added to the 1978 Capital Works Programme.

(04-1110-77) T-75134

1111. That the City employ the services of J. F. McLaren Limited to conduct a storm water management study of the Little Etobicoke Creek from Highway 401 to the main branch of the Etobicoke Creek and that the necessary funds for this study, to a maximum of \$20,000.00, be appropriated from the funds available in the drainage levies.

(04-1111-77) 53-77
120-77

1112. That the information contained in the report dated August 15, 1977, from the Transit Manager regarding the Mississauga Transit Operating Budget 1977, be received.

(04-1112-77) 33-77
112-77

1113. WHEREAS there have been suggestions by various people, as reported in the media, that the sex shops now located in the City of Toronto, be dispersed;
AND WHEREAS suggested locations have been, among others, the City of Mississauga, including the Airport strip,
THEREFORE BE IT RESOLVED that:

- (a) The Region of Peel Police Department be asked to check closely on existing or potential situations that may be indulging in these practices.

August 17, 1977

ITEM 1113 CONTINUED

- (b) The City Solicitor follow closely legislation that is being proposed in Metropolitan Toronto, with regard to these operations, and report to Council.
- (c) All applications for occupancy permits, for health studios and like uses, be referred directly to Council or General Committee prior to being given approval.

(04-1113-77) 25-77

1114. That the report from Mr. S. Rose, Taxicab Inspector, regarding a complaint against taxicab driver, Wesley Cargill, be received.

(10-32-77) 9-77A

1115. That the following recommendation made by the Planning Committee on August 2, 1977, be received:

"That consideration of proposed plan of subdivision T-77022, Kereven Investments, Brustor Investments and Almun Investments, be deferred to the August 16, 1977 Planning Committee meeting."

(07-12-77) T-77022

1116. That a public meeting be held in mid to late September for the rezoning application under File OZ/83/75, Sylco Construction Limited and V & B Investments Limited.

(07-12-77) OZ/83/75

1117. That the following recommendation made by the Planning Committee on August 2, 1977, be received:

"That the Planning Staff Report dated August 2, 1977, on Proposed Amendments to the Official Plan for the North-North Dixie Community, be referred to the August 16, 1977, Planning Committee meeting for further discussion; and further, that the neighbouring ratepayer associations be notified of this public meeting."

(07-12-77) 12-77
97-77

August 17, 1977

1118. That the documents submitted by Mr. J. A. Geisler, on behalf of New Peel Developments Limited, be approved subject to the comments and conditions of the Clerk's Department.

(09-42-77) CDM 77-035

1119. (a) That the proposed amendments in the declaration submitted by Mr. B. J. Persiko, of Rose, Persiko, Arnold and Taub, on behalf of Apple Hill Investments Limited, dealing with parking, be approved subject to the condition that the declaration contain a provision that the number of additional parking spaces owned by any condominium owner be limited to two, and that the declaration as amended be approved.
- (b) That the Legal and Clerk's Departments report on the advisability of accepting the provision contained in the declaration, with respect to the payment of common expenses for the first year.

(09-43-77) CDM 74-24

1120. That the report dated July 27, 1977, from Miss M. Virginia MacLean, with respect to the standard City of Mississauga letter of undertaking, be deferred until the next meeting of the Condominium Development Committee.

(09-44-77) 181-77

1121. (a) That the Region of Peel be requested to individually meter all services for all new townhouse units.
- (b) That the Region of Peel be requested to prepare a report for the City of Mississauga as to the feasibility of providing individual metering in the same manner to all high rise units.
- (c) That the Region of Peel Legal Department be requested to report to the City of Mississauga on the legality of denying dwelling units, which are separately assessed, the right to separately metered services.

(09-45-77) 181-77

August 17, 1977

1122. That the letter from Professor G. Gad, with respect to his resignation, be received and that Professor G. Gad be granted a leave of absence for a period of one year, from his position on the Local Architectural Conservation Advisory Committee.

(21-18-77) 178-77
2-77

1123. (a) That the letters of objection dated July 15, 1977, from Mr. H. B. Holland, Secretary Treasurer, Mississauga Masonic Corporation and subsequent letter from Mr. H. B. Holland dated July 23, 1977, stating the reasons for their objection to the intention of the City of Mississauga to designate the Masonic Temple in Port Credit as a building of historical and architectural interest, be received.
- (b) That the letter dated July 21, 1977 from Mrs. C. E. McNichol, objecting to the designation of the "McNichol House", located at 4034 Mississauga Road North, as a building of historical interest, be received.
- (c) That a report dated July 28, 1977, from Mr. E. M. Halliday, Commissioner, Recreation and Parks, with respect to these letters of objection, be received.
- (d) That Mrs. M. Manning, Chairman arrange to meet with a representative of the Masonic Temple and Mrs. C. E. McNichol, to discuss their letters of objection and to apologize to Mrs. McNichol, on behalf of the committee, for any infringements on her privacy.

(21-19-77) 178-77

1124. That the report dated August 4, 1977, from Mr. J. D. Murray, Committee Co-ordinator, with respect to the procedure for designating buildings of historical and architectural interest be referred to Miss J. Halloran, Curator-Historian, for a supplementary report, outlining procedures by which the owner of the property in question and Council are made aware of the committee's deliberation and to ensure that the committee has all the information necessary to make a recommendation, prior to making such a decision to designate the building in question.

(21-20-77) 178-77

August 17, 1977

1125. That the verbal report from Miss J. Halloran, Curator-Historian, with respect to the twelve week summer architectural programme be received and that Miss Halloran be thanked for her presentation.

(21-21-77) 178-77

1126. That the Streetsville Historical Society's request to the Ontario Heritage Foundation for a provincial plaque at Barber's Mills in Creditvale, be endorsed.

(21-22-77) 178-77

Copies to: Mr. Wm. Taylor, Commissioner of Works, Mississauga
✓ Mr. Terry Julian, City Clerk, Mississauga
Mr. W. J. Anderson, Commissioner of Public Works, Region of Peel

August 29, 1977

P-1

RECEIVED
8288
AUG 30 1977
26 77

Mr. Larry Taylor, Councillor - Ward 4,
City of Mississauga,
1 City Centre Drive,
MISSISSAUGA, Ontario

Dear Mr. Taylor:

We, the undersigned residents of McLaughlin Road South (between Eglinton Avenue and the 401 overpass) URGENTLY request the lowering of the speed limit from 50 m.p.h. to 40 m.p.h. AND the banning of heavy trucks.

There are three horse-back riding stables and many children in this area who ride their bikes or horses on what they consider to be a pleasant country road - but yesterday one of the many vehicles that have gone out of control, due to excessive speed and soft shoulders, resulted in three critically injured people - and one killed.

Since the installation of city water of the east side of this road last winter, heavy trucks have broken down the shoulders of the road - creating an extremely dangerous situation.

We appreciate you and Mr. Janek of the Mississauga Engineering Dept. coming this morning to view the scene of the latest tragic accident, and hope you can convey the urgency of this matter to the councils concerned. Thank you.

(Mrs.) Joyce Reid 5255 McLaughlin Rd., R. R. #6, MISSISSAUGA L5M 2B
Mr. & Mrs. Clarence Dennis 5189 McLaughlin Rd.
Joe Madill

Mr. & Mrs. Bruce R.R. L. McLaughlin
Mrs. L. Bruce

Mr. & Mrs. David Pearson R.R. 6 McLaughlin Rd.
Mr. & Mrs. P. Dwyer 5801 McLaughlin Rd.
Mr. & Mrs. H. Popplow 6045 McLaughlin Rd.
Mr. & Mrs. J. Hill 6080 McLaughlin Rd.
Mr. & Mrs. Arthur Sawdon 13 Britannia Rd. W.R.R. 6
Mr. & Mrs. Ray Pellard - McLaughlin Rd. R.R. 6
(see over for additional names)

✓ TO BE RECEIVED. REPORT
REQUESTED FROM W. TAYLOR
(R. #240-77)

P-1(A)

(original signatures on original letter)

Mrs. Patricia Treanor

Dr. & Mrs. W. R. Kent

Mr. & Mrs. J. Robinson St.

Mr. & Mrs. Joseph Manarin and family

Sally Reid

Susan

W. H. Reid

Carol Watson

Bill O'Neill

} Boarders at the Hick's Stable
}

UB-1

CITY OF MISSISSAUGA
PLANNING DEPARTMENT

FILE: CDM 77-026
DATE: August 2, 1977

MEMORANDUM

TO R. A. Searle, Mayor, and Members of the City of Mississauga Council

FROM R. G. B. Edmunds, Commissioner of Planning

SUBJECT Proposed Condominium
South-east corner of Glen Erin Drive and
Montevideo Road
Lot 9, Registered Plan M-137
Iona Development Corporation

COMMENTS Under the provisions of Section 24 of The Condominium Act, the plan prepared for registration of condominium development of the above-noted lands has been referred to this Municipality by the Ministry of Housing for comments on its appropriateness.

The site is a 1.4 ha (3.6-acre) parcel of land located at the south-east corner of Glen Erin Drive and Montevideo Road as shown on the attached map, with frontages of approximately 121.9 metres (400 feet) and 216.1 metres (709 feet) on these two roads respectively.

It was zoned R3-Section 724 by By-law 463-75 approved by the Ontario Municipal Board on November 4, 1975 and a site development plan was approved by Planning Committee on February 2, 1977 and by City Council on February 14, 1977.

The site is presently under development and will accommodate 29 cluster detached dwellings upon completion with 231% parking.

The condominium application has been examined by departments of the City, and the following are requirements to be fulfilled prior to registration of the plan:

1. Confirmation by the City Tax Department that all local improvement charges which are apportioned to the property, as well as outstanding taxes, have been paid in full.

✓ TO BE RECEIVED
RESOLUTION AVAILABLE

UB-1(A)

FILE: CDM 77-026

- 2 -

DATE: August 2, 1977

2. Confirmation of a final site inspection and approval by the City Fire Department.
3. Confirmation that the applicant has entered into a Condominium Servicing Agreement with the Regional Municipality of Peel.
4. Confirmation of a final inspection and approval of the landscaping works by the City Recreation and Parks Department.
5. Confirmation from the City Clerk's Department that the documentation conforms to the standardized forms prescribed by the City.
6. Confirmation from the City Engineering, Works and Building Department that the letters of undertaking regarding the final lot grading certificate, duplicate linens, etc., accompanied with a \$5000.00 cash deposit or letter of credit have been received.
7. Confirmation from the City Engineering, Works and Building Department that the internal lighting has been constructed in accordance with City standards and requirements and that the development complies with the Building, Heating and Plumbing By-laws and the Ontario Building Code.

RECOMMENDATION

That proposed condominium CDM 77-026, Iona Development Corporation, be recommended for approval to the Ministry of Housing, subject to the conditions outlined in the Planning Staff Report dated August 2, 1977.



FILE NO.
CDM-77-026

LEGEND



AREA OF DRAFT
PLAN CDM-77-026

APPLICATION
FOR CONDOMINIUM REGISTRATION

IONA DEVELOPMENT CORPORATION



SCALE: 1" = 500'

DWG. NO. C-211

CITY OF MISSISSAUGA PLANNING DEPARTMENT



UB-2

City of Mississauga

MEMORANDUM

OUR FILE #16-111-74043
OUR FILE #16-111-75086
OUR FILE #11-141-00011

To General Committee
Dept. _____

From William P. Taylor, Commissioner
Engineering Works and Building
Dept. E.M. Halliday, Commissioner
Recreation and Parks

4th August 1977

SUBJECT: Downstream watercourse improvement works to
be carried out through lands known as the
Bevark property by the Balsam Woods developer.

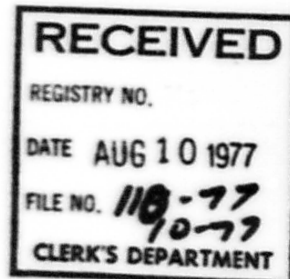
ORIGIN: Engineering and Recreation and Parks Departments.

COMMENTS:

When the Engineering Agreements for the Balsam Woods townhouse site were executed between the developer and the City in 1976, a separate security was given to the City by the developer, in the amount of \$280,000.00, for downstream improvement works on the Tecumseh Creek for the section of the watercourse between Lakeshore Road and Lake Ontario. At the time of this security being deposited with the City, there were several alternatives for the nature of the works to be carried out on this downstream watercourse portion.

In 1976 the City acquired these downstream lands known as the Bevark site for park purposes, however with compensation to be made to the owners at some subsequent date. The compensation to be made for these lands will, in fact, be determined through the Land Compensation Board hearings yet to take place.

Also in 1976 there was a Committee set up to determine the nature of the park facilities to evolve on the Bevark lands. One of the factors considered by this Committee was the nature of the works to be carried out on this watercourse that runs entirely through the lands. After a considerable period of time and several meetings, it has been agreed upon by the Engineering and Recreation and Parks departments of the City and by the developer's Consulting Engineers, being The Kleinfeldt Group, the nature of the works that will be carried out on this watercourse with the development of the surrounding lands as a park site. The estimated value of these proposed works is \$50,000.00.



UB-2(A)

General Committee

4th August 1977
Page 2

SUBJECT: Downstream watercourse improvement
works to be carried out through lands known
as the Bevark property by the Balsam Woods
developer

When the developer deposited the \$280,000.00 security with the City, there was accompanying this a letter of undertaking outlining the various alternatives for the improvements to this watercourse through these lands. One of these alternatives for the least amount of works to be carried out had a stated estimated amount of \$18,000.00. Balsam Woods Limited subsequently deposited with the City a certified cheque in this amount, they taking the position that since City staff was unable to direct them to proceed with the carrying out of any of the alternatives that the City should, therefore, accept this \$18,000.00 cash payment and release their other security. The acceptance of this \$18,000.00 certified cheque by the City would terminate the Balsam Woods involvement with the watercourse. The City staff has been reluctant to direct Balsam Woods to proceed with any of these alternatives until compensation is actually made to the previous owners of the Bevark lands.

Balsam Woods Limited have issued a writ to the City to appear before the Supreme Court of Ontario for the release of their \$280,000.00 security and we would, therefore, ask General Committee and Council to consider the recommendation of this report so that the City can in fact benefit from the security by having the watercourse improvement works carried out through this future park site at this time.

RECOMMENDATION: It is therefore recommended that Balsam Woods Limited be directed to proceed with the carrying out of certain agreed upon improvement works to the Tecumseh Creek through lands known as the Bevark site, the value of

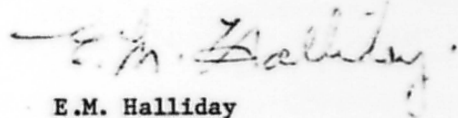
UB-2(B)

General Committee

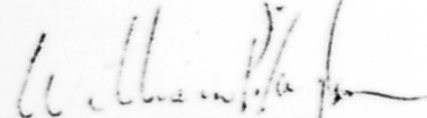
4th August 1977
Page 3

SUBJECT: Downstream watercourse improvement
works to be carried out through lands known
as the Bevark property by the Balsam Woods
developer

these works being estimated to be \$50,000.00
and that their \$280,000.00 security be reduced
down to \$32,000.00 and that the City also retain
the \$18,000.00 certified cheque, also deposited
by Balsam Woods Limited, as the balance of the
amount to be secured.



E.M. Halliday
Commissioner
Recreation and Parks



William P. Taylor, P.Eng.
Commissioner
Engineering Works and Building

SDL:MP

c.c. Mr. R. Edmunds, Planning
Mr. E.M. Halliday, Recreation and Parks
City Manager



City of Mississauga

MEMORANDUM

UB-3

Mayor and Members of Council

From Mr. Basil Clark, Q.C.

Dept. City Solicitor

August 31, 1977.

SUBJECT: Financing of the South Peel Scheme

ORIGIN: General Committee of August 17, 1977.

COMMENTS: The provision of water services is a Regional matter and for that reason I would not normally concern myself with that topic. However, this report is forwarded because I have been specifically asked to comment on the Regional proposal whereby the Region would finance directly all future extensions and additions to the South Peel Scheme in place of the Ministry of the Environment. The Ministry presently owns the Scheme and finances all work on it. Mr. D.A.R. Ogilvie reported to General Committee on this matter on August 17, 1977.

I am concerned that the Region is volunteering to finance the construction of physical assets, without acquiring some ownership rights in the assets created; such ownership rights could range all the way from outright ownership to rights of exclusive use.

It is important that ownership and rights be very clearly established from the outset of such a scheme. The importance of clearly recording these matters becomes evident whenever arrangements are changed due to changing Provincial policies directly involving the distribution of water, or the restructuring of government at the Regional or Area Municipality level. Who will be the owner of the pipes and assets financed by the Region?

Also, it is possible that areas other than those now in Peel Region may at some time in the future have to be serviced by extensions of the Peel Scheme financed by the Region, but owned by the Ministry of the Environment. In that event, who has final say or first call on the use of the system?

.... /2.

UB-3(A)

- 2 -

August 31, 1977.

My last concern is the wording of paragraph 8 of the draft agreement between the Region and the Crown which has been supplied to me. The paragraph is not, in my view, clear enough in its purpose and ought to be re-drafted.



BC:bd

Basil Clark, Q.C.
City Solicitor.

cc: Mr. D.A.R. Ogilvie



City of Mississauga
MEMORANDUM

UB-3(B)

To MEMBERS OF GENERAL COMMITTEE

From Mr. D. A. R. Ogilvie,

Dept. _____

Dept. Commissioner of Finance.

August 17th, 1977

SUBJECT:

Financing of the South Peel Scheme.

ORIGIN:

Council Resolution No. 546, August 15th, 1977.

COMMENTS:

It is understood that the report and proposed agreement (referred to in the Council Resolution) were the subject of some discussion at a Regional Council meeting on August 11th, 1977. Subsequently, on August 12th, Messrs. Peper and Marshall, met with City Staff to explain the background to the regional report and to clarify certain concerns raised at the Regional Council meeting.

As Members are aware, the major sewer and water facilities serving the Region of Peel are provided by the Ministry of the Environment which recovers the capital and operating costs of the System from the Region of Peel by periodic billing. Regional staff have ascertained from information supplied by the M.O.E. that the charges levied by the Ministry are greater than those which would be incurred if the Region of Peel itself undertook the capital financing of works for the South Peel Scheme for the following reasons:-

- . The rate of interest charged by M.O.E. on borrowed money is higher than could be obtained by the Region in the market,
- . M.O.E. adds an administration oncost of 1/8 of a per cent on interest charges,
- . The recharge includes an element of "front-end" loading in respect of capital works to be undertaken in future years.

continued/2

UB-3(c)

MEMBERS OF GENERAL COMMITTEE

- 2 -

August 17th, 1977

Regional staff feel that the interest costs can be reduced in two ways; firstly, by avoiding the 1/8 per cent administration oncost and secondly, by directly financing capital requirements at current market rates. The Region notes that the M.O.E. uses C.M.H.C. funds rather than provincially borrowed funds and that the interest on C.M.H.C. funds has historically been at a significantly higher rate than can be obtained by creditworthy Regional municipalities. (The reason for this is that C.M.H.C. funds were primarily intended for smaller municipalities which would not normally be able to obtain the more advantageous rates available to Regional governments). The Region feels that, in place of C.M.H.C. financing, the Region would have direct access to O.H.A.P. funds on more advantageous terms. These funds are not available to or through the M.O.E.

The Region concludes that the assumption of the direct responsibility for financing further capital requirements of the South Peel Scheme would lead to:

- . Greater Regional control over capital planning,
- . Cheaper long term financing,
- . Cheaper interim financing.

Regional staff feel that the proposition is relatively free of risk in that the Region would continue to have access, if required, to C.M.H.C. funding in the future in the event that alternative sources of financing were no longer more advantageous, and that the Region would still be better off by virtue of not having to pay the 1/8 per cent administration charge. The Region estimates that the saving to the Regional municipality in respect of the capital works proposed in the five year forecast could be of the order of \$17 million over the term of the debt.

It is understood that the purpose of forwarding the Liaison Committee's report to the Regional Council was to seek Regional Council's approval for the direct financing of the South Peel Scheme capital requirements in order to achieve the aforementioned savings. It is also understood that the draft agreement is still subject to scrutiny by the Ministry of the Environment's lawyers and a final review by Regional staff before being re-presented to the Administration and Finance Committee in

UB-3(D)

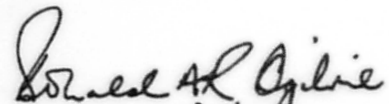
MEMBERS OF GENERAL COMMITTEE

- 3 -

August 17th, 1977

September. The concern raised with respect to the legal ownership of assets to be financed directly by the Region of Peel has been noted, and this point will receive further consideration.

In summary, the essence of the proposal to Regional Council was that considerable savings could accrue to the Regional municipality if the Region were to assume direct responsibility for financing the capital requirements of the South Peel Scheme. This savings stems from the ability to avoid an administrative charge levied by the M.O.E. and from the greater flexibility available to the Region to obtain more advantageous borrowing rates.


D. A. R. Ogilvie
Commissioner of Finance.

DARO/hh

UB-4

CITY OF MISSISSAUGA

PLANNING DEPARTMENT

ITEM: 6
FILE: OZ/17/77
DATE: JUNE 21, 1977

TO H. M. McCallion, Chairman, and Members of the
City of Mississauga Planning Committee

FROM R. G. B. Edmunds, Commissioner of Planning

SUBJECT Rezoning Application
Proposed Commercial Facility in an Apartment
Building
East Side of Hurontario Street, South of
Burnhamthorpe Road
RM7D5-Section 274 to RM7D5-Special Section
Kaneff Projects

ORIGIN Application received on May 6, 1977, by Kaneff
Projects, registered owner of the lands.

COMMENTS (i) The Application

The proposal is to amend the Zoning By-law
from RM7D5-Section 274 to RM7D5-Special Section
to permit a commercial facility in an apartment
building.

The subject site is within the Mississauga
Valleys Community and is located on the east
side of Hurontario Street, south of
Burnhamthorpe Road, as shown on the attached
map. The site has an area of approximately
1.80 ha (4.46 acres) with a frontage of
approximately 143 m (469 feet) on Hurontario
Street.

The subject site forms part of a 10.72 ha
(46.5 acre) Block owned by the applicant which
is presently zoned RM7D5-Section 274 and
provides for the development of apartments.
A master plan for this Block indicating six
high-rise apartment buildings was approved in
principle by Council on October 12, 1976, and
development of the site is currently
proceeding in accordance with this plan.

UB-4(A)

- 2 -

ITEM: 6
FILE: OZ/17/77
DATE: JUNE 21, 1977

To the west, across Highway 10, lands are zoned R3 and are predominantly undeveloped except for the detached dwellings fronting onto Highway 10. The south-west corner of Highway 10 and Burnhamthorpe Road is occupied by a standard service station and is the subject of a rezoning application under File OZ/10/77 Gulf Oil Canada Limited to convert the existing service facilities to a self-serve facility with the retention of the automobile service facilities.

Details are as follows:

Site Area:	1.80 ha (4.46 acres)
Frontage:	Highway 10 - 143 m (469 feet)
Existing Official Plan Designation:	Residential
Existing Zoning:	RM7D5-Section 274
Proposed Zoning:	RM7D5-Special Section

(ii) History

The subject lands were designated Residential-Apartments by Official Plan Amendment 216, which was approved by the Minister of Municipal Affairs on April 17, 1970. The lands were zoned RM7D5-Section 274 by By-law 9244 which was approved by the Ontario Municipal Board on December 7, 1971.

(iii) Discussion

The proposal is to amend the Zoning By-law from RM7D5-Section 274 to RM7D5-Special Section to permit a commercial facility of 1,690 square feet of floor area in an apartment building.

UB-4(B)

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ITEM: 6
FILE: OZ/17/77
DATE: JUNE 21, 1977

Amendment 172 approved by the Minister of Municipal Affairs on April 12, 1965, defines the term "Residential" in the Official Plan. Certain commercial uses were deemed to be appropriate within residential areas, and Amendment 172 states that while the Residential designation does not provide for the establishment of commercial or industrial development in residential areas, it need not prevent the integration of a limited range of commercial uses into concentrations of multiple-family development.

As mentioned previously, the proposed commercial site would be located in one of the six high-rise apartment buildings proposed for the immediate area, generating a total population of approximately 4,500 persons. In that context, the inclusion of service commercial development would appear to be appropriate. However, consideration should be given to the type and the design of commercial facilities to be permitted.

In this regard, commercial uses in multiple-family areas should be designed to serve the inhabitants of the building or group of buildings rather than attracting itinerant trade. In addition, ancillary uses should be of a service commercial nature, for convenience only, and should be limited in size and number so that they will not adversely affect planned or existing retail commercial development elsewhere in the neighbourhood.

Further, it is current policy that applications of this nature should be approved only in areas where there is a deficiency of convenience shopping within approximately one-quarter mile of the proposed commercial use. In this instance, south-east of the proposed commercial facility, there is a neighbourhood shopping centre under construction; however, this shopping centre is not within easy walking distance to the proposed site and it would appear, therefore, that the inclusion of the proposed

UB-4(c)

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ITEM: 6
FILE: OZ/17/77
DATE: JUNE 21/77

commercial facility would conform to the above-noted policy.

To ensure that the residential character of the area is maintained, it is suggested that approval should be subject to the following conditions:

- (a) no exterior windows or signs shall be used for display or merchandise, identification or advertising;
- (b) the applicant enter into a housekeeping agreement with the City.

CONCLUSION

The proposal to amend the Zoning By-law from RM7D5-Section 274 to RM7D5-Special Section to permit a commercial facility in an apartment building conforms to current planning policy and, therefore, could be approved.

RECOMMENDATION

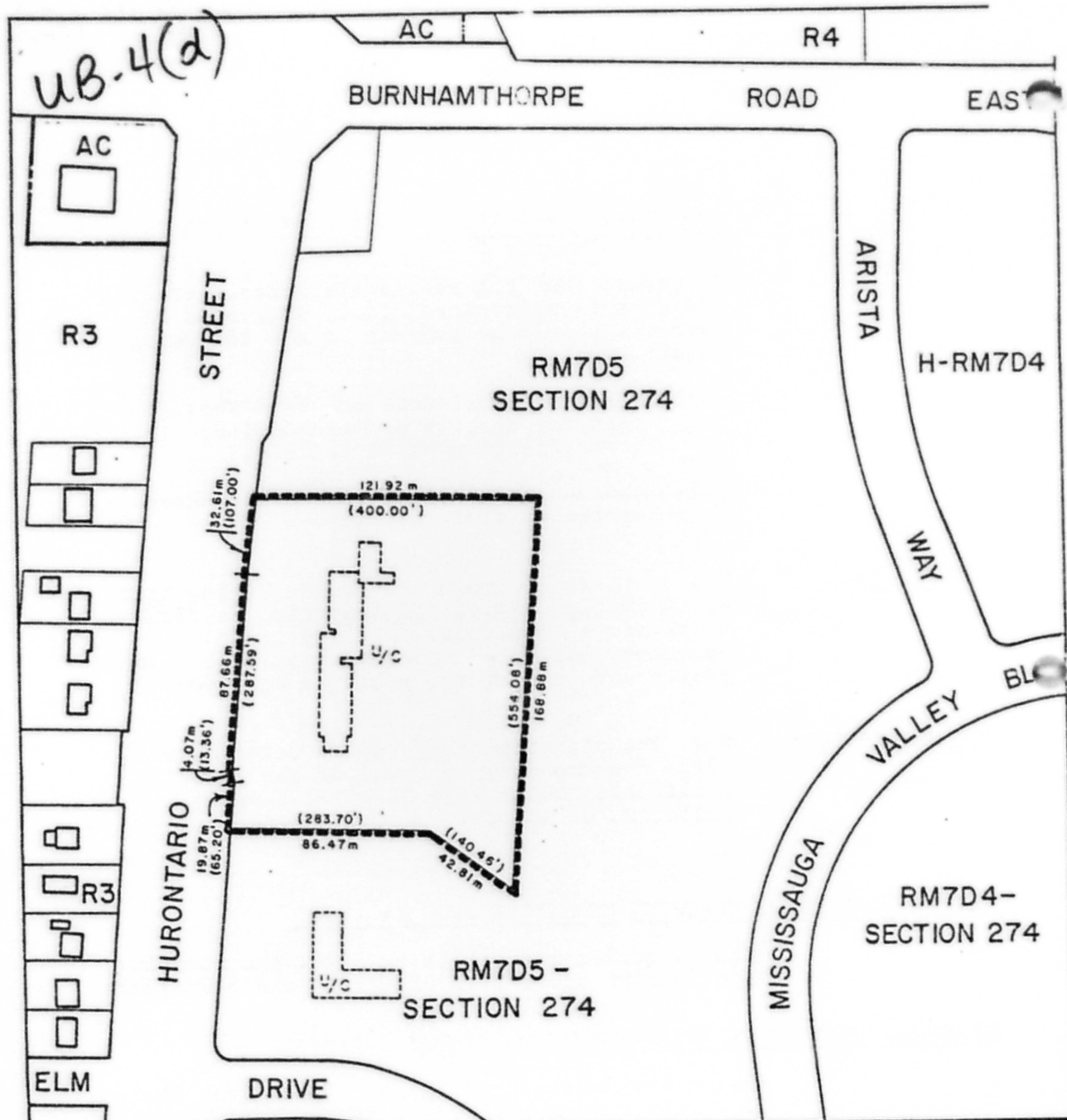
That the planning staff report dated June 21, 1977, recommending approval of the rezoning application under File OZ/17/77 Kaneff Projects, be adopted.

RECOMMENDATION OF PLANNING COMMITTEE JUNE 21, 1977

That a public meeting be held for the rezoning application under File OZ/17/77 Kaneff Projects.

RECOMMENDATION OF PLANNING COMMITTEE AUGUST 2, 1977

That the Planning Staff Report dated June 21, 1977, recommending approval of the rezoning application under File OZ/17/77 Kaneff Projects, be adopted.



APPLICATION: KANEFF PROJECTS

PROPOSED REZONING
FROM RM7D5-SECTION 274
TO RM7D5-SPECIAL SECTION

R3 - DETACHED DWELLINGS (50'-lots)
R4 - DETACHED DWELLINGS (50'-lots)
RM7D4-SECTION 274 - APARTMENTS
RM7D5-SECTION 274 - APARTMENTS
AC - SERVICE STATION
H-RM7D4 - HOLDING CATEGORY FOR FUTURE APARTMENTS



SCALE: 0' 100'

FILE NO. 0Z/17/77

DWG. NO. 1221

DATE: JUNE 14, 1977

CITY OF MISSISSAUGA PLANNING DEPARTMENT

CITY OF MISSISSAUGA

MINUTES

MEETING NUMBER THIRTY

NAME OF COMMITTEE: GENERAL COMMITTEE OF COUNCIL

DATE OF MEETING: August 17, 1977, 9:00 a.m.

PLACE OF MEETING: Council Chambers

MEMBERS PRESENT: Councillor Kennedy, Chairman;
Mayor Searle; Councillors Taylor,
McKechnie, Butt and McCallion.

MEMBERS ABSENT: Councillors Spence, Bean, Hooper
and Leavers.

STAFF PRESENT: E. Halliday, R. Edmunds, B. Clark,
V. MacLean, D. Ogilvie, S. Taylor,
F. Koenig, W. Taylor, E. Dowling,
T. Julian and J. LeFeuvre.

DELEGATIONS - Nil

MATTERS FOR CONSIDERATION:

1. Report dated August 11, 1977, from the Commissioner of Finance regarding Zero Base Budgeting. This report was prepared as a result of the following resolution passed by Council on July 13, 1977:

"That the Commissioner of Finance advise Council on the implementation of zero-base budgeting for the 1978 Budget discussions this fall."

In his report, Mr. Ogilvie concluded:

"The central role in budget preparation which has hitherto been played by the City Manager makes it important that the new City Manager should be able to comment on the applicability of ZBB before the final decision is made. Unfortunately, this is unlikely to be possible before September 1st when the approved timetable comes into effect thus leaving Council with three basic choices:

Continued.....

ITEM 1 CONTINUED:

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- (1) Postpone all budget preparation and a decision on ZBB until the new City Manager is appointed, or
- (2) Decide the issue (before September 1st) without input from the new City Manager, or
- (3) Reaffirm the existing timetable and procedures with specified modifications (if any)."

The memorandum dated July 27, 1977, referred to in the report from Mr. Ogilvie, was also attached to the agenda.

Mayor Searle indicated that it was not his intention that Zero Base Budgeting should be implemented in 1977 for 1978. Mayor Searle recommended that immediately upon the appointment of a new City Manager, the City Manager and Department Heads investigate the possibility of implementing Zero Base Budgeting for the year 1979 and report back to General Committee. A brief discussion followed the motion which was then voted on and carried.

File: 33-77 See Recommendation #1103 (R. Searle)

2. Report dated August 5, 1977, from the Legal Department regarding Condominium Documents. Ms. MacLean recommended that steps be taken forthwith to determine the areas within which the Condominium Development Committee can function. These areas would be matters within subsection 4 of Section 33 of The Planning Act which are not considered in the site plan approval process. As an interim measure, she recommended that the Condominium Development Committee discontinue the examination and reports and recommendations to Council on its approval or disapproval of the condominium declarations, by-laws, and management agreements. Councillor McKechnie stated that to discontinue the standard documents being used by the City of Mississauga would be, in his opinion, a backward step. He suggested that the City attempt to get the Province to change its legislation with respect to condominium documentation. Councillor Taylor drew the Committee's attention to a recommendation recently approved by Council which requests the Province to amend the Condominium Act to allow municipalities to approve condominium documents. He suggested that the Mayor appear as a deputation before the Province to convey the City's seriousness about the matter. Councillor McCallion

Continued.....

ITEM 2 CONTINUED:

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August 17, 1977

stated that she would be happy to place a report from the City of Mississauga before the Municipal Liaison Committee for discussion. The City Solicitor suggested that the word "discontinue" in the first part of the recommendation be changed to "review". Mayor Searle suggested that the Condominium Committee report to Council regarding changes to the Condominium Act and that this report be forwarded on to the Municipal Liaison Committee. Councillor McKechnie recommended approval of the recommendation set out in Ms. MacLean's report, with the word "discontinue" changed to "review". This motion carried.

File: 181-77 See Recommendation #1104 (F. McKechnie)

3. Report dated August 10, 1977, from the City Manager regarding the disposal of retired transit vehicles. Mr. Munden recommended that the offer from Donline Haulage be accepted in the amount of \$7,000.00 for the sale of the retired transit vehicles.

File: 112-77
21-77

Approved

See Recommendation #1105 (H. McCallion)

4. Report dated August 9, 1977, from the Transit Manager with reference to Radio Maintenance Contract with International Aeradio (North America) Ltd. and the City. A copy of the contract was attached to the agenda. Mr. Dowling recommended that the by-law to authorize the execution of the contract, be passed.

File: 112-77

Approved

See Recommendation #1106 (T. Butt)

August 17, 1977

5. Report dated August 4, 1977, from the City Solicitor with reference to Hydro Mississauga Sub-station site at Sherobee Road and the North Service Road. Mr. Clark recommended that Council pass the by-law which authorizes the execution of a Release with respect to the Agreement dated January 7, 1975, between Jesam Investments Limited and Jan Davies Limited and the City, and the action commenced by the City against Jesam Investments Limited and Jan Davies Limited on May 5, 1976.

File: 50-77
OZ-77-75

Approved See Recommendation #1107 (F. McKechnie)

NOTE: Councillor McCallion declared a conflict and refrained from all discussion and voting on the above item.

6. Letter dated August 3, 1977, from the City of London setting out a resolution passed by the London City Council on August 2, 1977, regarding appointments to Suburban Road Commissions. The City was requested to endorse this resolution. Councillor McCallion recommended that the City not endorse it as it is not applicable to the City of Mississauga. This motion carried.

File: 67-77 See Recommendation #1108 (H. McCallion)

7. Report dated August 2, 1977, from the Commissioner of Engineering, Works and Building with reference to (1) lighting on Tannery Street, and (2) lighting at the northerly end of Vista Drive. This report was prepared at the request of Councillor McCallion. Mr. Taylor recommended:

- (a) That four used 250 watt mercury vapour streetlights be placed on existing poles on Tannery Street between Queen Street and Joymar Drive.

Continued.....

ITEM 7 CONTINUED:

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August 17, 1977

- (b) That one used 200 watt incandescent streetlight be installed on the existing pole in front of 75 Vista Drive.
- (c) That a purchase order for \$500.00 be issued to Streetsville Hydro to supply and install the above streetlights.
- (d) That the funds for these installations be taken from Account 08680-84 (Capital Streetlight additions from Current Accounts).

File: 27-77

Approved

See Recommendation #1109 (H. McCallion)

8. Report dated August 9, 1977, from the Commissioner of Engineering, Works and Building with reference to the proposed development of industrial lands by Gedalia Properties Limited, T-75134. This plan is located south of Derry Road on the Second Line East. The developer requested relief from the construction costs of major water course channelization and appurtenant box culvert road crossings. Mr. Taylor pointed out that if the City constructs the box culvert across Second Line East, 50% subsidy could be expected from the Ministry of Transportation and Communications. Mr. Taylor recommended:
- (a) That the developer of proposed plan T-75134, Gedalia Properties Limited, be required to construct the necessary channel works, as indicated on the sketch attached, and that he be granted full compensation from the major watercourse improvement levies for same.
 - (b) That the developer be required to construct the necessary concrete box culvert across the westerly north-south industrial roadway.
 - (c) That the City construct the necessary box culvert across Second Line East.
 - (d) That the developer be required to pay the major road improvement levy.
 - (e) That the construction of the box culvert across Second Line East by the City, be added to the 1978 Capital Works Programme.

Continued.....

August 17, 1977

The Commissioner of Engineering, Works and Building informed the Committee that this channelization must be carried out if industrial development is to occur.

File: T-75134

Approved

See Recommendation #1110 (F. McKechnie)

9. Report dated August 4, 1977, from the Commissioner of Engineering, Works and Building, and the Commissioner of Recreation and Parks with reference to Downstream Watercourse Improvement Works to be carried out through lands known as the Bevarck Property by the developer of Balsam Woods. Messrs. Taylor and Halliday recommended that Balsam Woods Limited be directed to proceed with carrying out certain agreed upon improvement works to the Tecumseh Creekthrough lands known as the Bevarck site, the value of these works being estimated to be \$50,000.00 and that the developer's \$280,000.00 security be reduced down to \$32,000.00 and that the City retain the \$18,000.00 certified cheque, also deposited by Balsam Woods Limited, as the balance of the amount to be secured.

The City Solicitor requested that the Committee not adopt the recommendation as set out in the report. He advised the Committee that the certified cheque in the amount of \$18,000.00 deposited by Balsam Woods, was returned to the developer by him. He requested direction to settle the law suit that was commenced by the developer to be released from his letter of credit. Mayor Searle suggested that the item go to Council without a recommendation and that the City Solicitor proceed with the settling of the lawsuit and prepare a report for the next Council meeting. The Committee agreed to this.

File: 10-77
110-77

August 17, 1977

10. Report dated August 10, 1977, from the Commissioner of Engineering, Works and Building with reference to Storm Water Control Study and the Little Etobicoke Creek. Mr. Taylor recommended that the City employ the services of J. F. McLaren Limited to conduct a storm water management study of the Little Etobicoke Creek from Highway 401 to the main branch of the Etobicoke Creek and that the necessary funds for this study, to a maximum of \$20,000.00, be appropriated from the funds available in the drainage levies.

File: 53-77
120-77

Approved

See Recommendation #1111 (T. Butt)

11. Report 6-77 of the Taxicab Authority meeting held on August 8, 1977. The Committee was advised that recommendations 30 and 31 were dealt with by Council on August 15, 1977; therefore, it was only item 32 which required approval.

File: 9-77A

Approved

See Recommendation #1114 (H. McCallion)

12. Report 12-77 of the Planning Committee meeting held on August 2, 1977.

Item 6 - File OZ-17-77, Kaneff Projects

Considerable discussion took place with regard to this application. The Planning Committee recommended that the application which will allow a commercial facility in the apartment building, be approved. Councillor Taylor stated that, in his opinion, the application was premature and that it should not be approved until such time as the commercial centre in Mississauga Valleys has been open for some time. It was decided that the recommendation not be approved at this time, but to refer it to the Council meeting on September 12, without a recommendation. The Commissioner of Planning will bring the proposed site plan to the meeting.

Continued.....

ITEM 12 CONTINUED:

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August 17, 1977

The remainder of the report was approved as presented.

File: 105-77 See Recommendations #1115 to #1117 Incl.
(H. McCallion)

13. Report 9-77 of the Condominium Development Committee meeting held on August 9, 1977.

Recommendation 43(a) was amended, on a motion by Councillor Butt, by the addition of the following words: "and that the Declaration as amended be approved".

Recommendation 45 was reworded to read:

- "(a) That the Region of Peel be requested to individually meter all services for all new townhouse units.
- (b) That the Region of Peel be requested to prepare a report for the City of Mississauga as to the feasibility of providing individual metering in the same manner to all high rise units.
- (c) That the Region of Peel Legal Department be requested to report to the City of Mississauga on the legality of denying dwelling units, which are separately assessed, the right to separately metered services."

The remainder of the report was approved as presented.

File: 181-77 See Recommendations #1118 to #1121 Incl.
(L. Taylor)

14. Report 5-77 of the Local Architectural Conservation Advisory Committee meeting held on August 8, 1977.

File: 178-77

Approved

See Recommendations #1122 to #1126 Incl.
(T. Butt)

August 17, 1977

The following additional items, not listed on the agenda, were considered by the Committee:

15. Report dated August 15, 1977, from the Transit Manager with reference to the Mississauga Transit Operating Budget, 1977. Mr. Dowling advised that based on the first 7 months statistics of 1977, the Transit Department will not be able to obtain the projected farebox revenue. He further advised that every effort will be made to reduce the expenditures while at the same time providing an adequate level of service to the residents for the balance of 1977. Councillor McKechnie recommended that the information be received. This motion carried.

File: 112-77 See Recommendation #1112 (F. McKechnie)

16. Report dated August 17, 1977, from the Commissioner of Finance with reference to Financing of the South Peel Scheme. This report was requested by Council on August 15, 1977. Mayor Searle suggested that this report be referred to the September 12, 1977, Council meeting in order to give the Committee members an opportunity to study the matter. Councillor McCallion requested that the City Solicitor also prepare a report on this matter for the Council meeting.

File: 93-77

17. Councillor McKechnie introduced the following motion:

"Whereas there have been suggestions by various people, as reported in the media, that the sex shops now located in the City of Toronto, be dispersed;
And Whereas suggested locations have been, among others, the City of Mississauga, including the Airport Strip,

Continued.....

ITEM 17 CONTINUED:

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August 17, 1977

Therefore be it resolved that:

- (a) The Region of Peel Police Department be asked to check closely on existing or potential situations that may be indulging in these practices.
- (b) The City Solicitor follow closely legislation that is being proposed in Metropolitan Toronto, with regard to these operations, and report to Council.
- (c) All applications for occupancy permits, for health studios and like uses, be referred directly to Council or General Committee prior to being given approval."

This motion was voted on and carried.

File: 25-77

See Recommendation #1113 (F. McKechnie)

RECOMMENDATIONS:

As Per Report No. 30-77

ADJOURNMENT:

10:45 a.m.